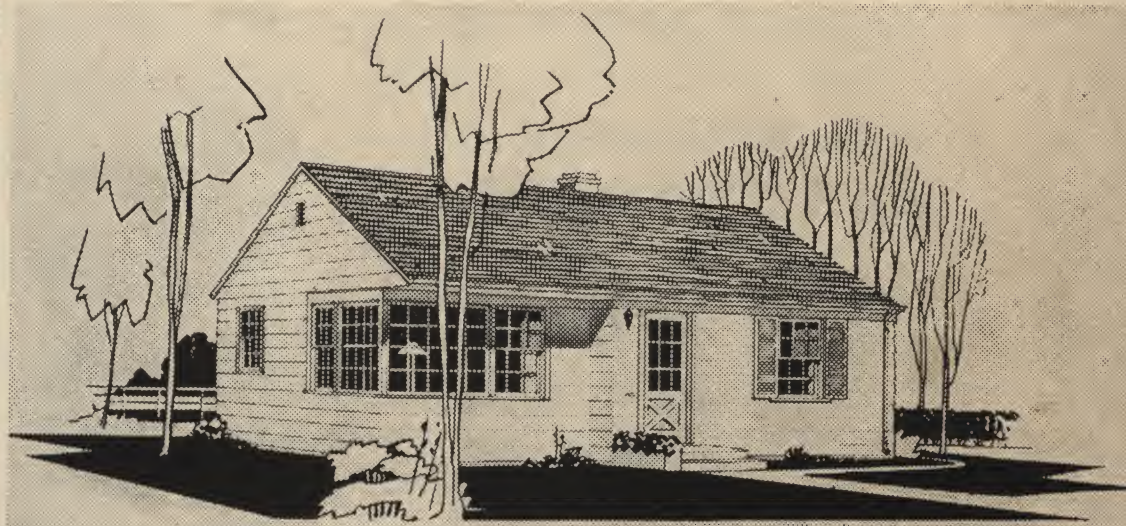


DESIGNS FOR TWENTY-EIGHT SMALL
HOMES



SMALL HOUSE PLANNING BUREAU ST. CLOUD
MINN. . . 50¢

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SMALL HOUSE PLANNING BUREAU



ST. CLOUD, MINN.

1948 EDITION

BLUEPRINTS AND SPECIFICATIONS AVAILABLE

Planning . . .

Now, more than ever before, careful planning is required to build a successful small house. A small house, the most difficult of all design problems, must have all the elements of good living which are afforded in a large house, yet its area must be restricted, waste space eliminated, and economy of construction considered.

The houses presented in this book have been designed with these considerations uppermost in mind. Special emphasis has been given to closet storage space, too often neglected in the small house. Closet space has been provided, often at the sacrifice of room size, because a small room with proper storage space is more efficient than a large room without it.

Free circulation to insure privacy in each room, and the location of doors and windows to allow maximum wall space for furniture, have also been major considerations.

The kitchens have all been worked out to eliminate unnecessary steps in meal preparation, from the refrigerator and food storage cabinets on one end, to the food preparation centering about the sink, to the cooking and serving at the other end.

Construction . . .

In general the houses illustrated are of frame construction. The plans call for proper footings, a choice of poured concrete, or concrete block, foundation walls, waterproofed, 2"x10" floor joists, 16" on center, sub-floor and hardwood flooring. Where floor coverings are used, a thinner flooring of fir or pine replaces the hardwood.

The exterior walls are of 2"x4" studs, 16" on center, sheathing, water proof paper, and siding, shingles, stucco, or brick as the case may be. Roof rafters are 2"x4" 16" on center, with roof boards and asphalt shingles. Exterior walls and exposed ceilings are insulated.

All doors and windows are of stock sizes, with storm sash and screen, and combination screen and storm doors. Painting, varnishing and enameling are

included in the specifications. All interior surfaces are plastered.

Estimating Costs . . .

Since building costs vary widely, even in the same general locality, it would be best for you to consult your local builder for an accurate estimate.

The area of each house in square feet and the cubic contents are given to assist in arriving at a rough estimate.

Blueprints and Specifications

The blueprints show everything necessary for the general construction of the house, as illustrated. The drawings include floor plans, four elevations, and sections showing the footings, foundation wall, columns and beams, floor construction, exterior walls and interior partitions, eaves, and roof construction. They also include details of cupboards and cabinets, wardrobes, door and window frames, interior trim, fireplace and miscellaneous built-ins.

All plumbing fixtures and electric lights, switches, and receptacles are shown. Heating is not included because of requirements imposed by local conditions of climate, etc.

The specifications describe the workmanship and the materials shown on the drawings, but by using the room schedule the owner, with the contractor or material dealer, can make his selection from a variety of materials and finishes to suit local conditions and the availability of material.

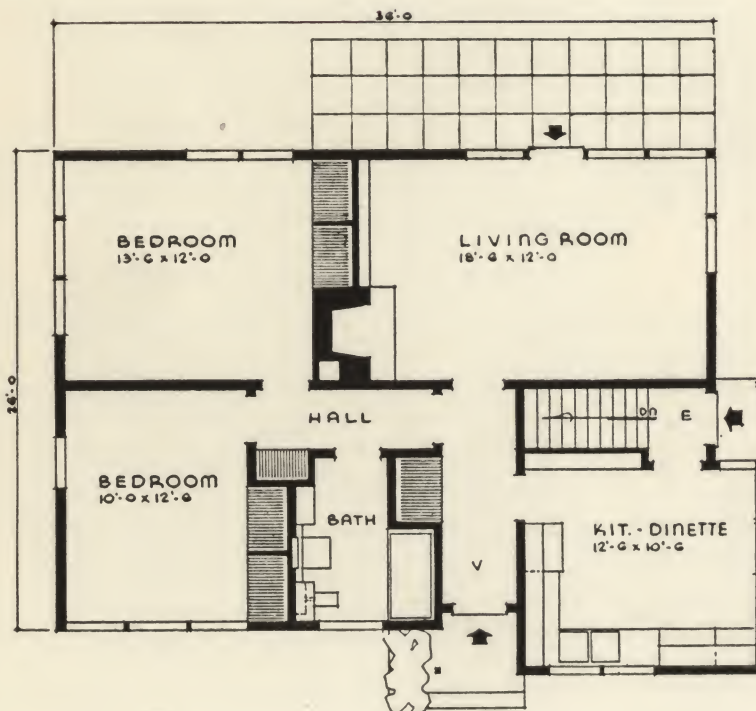
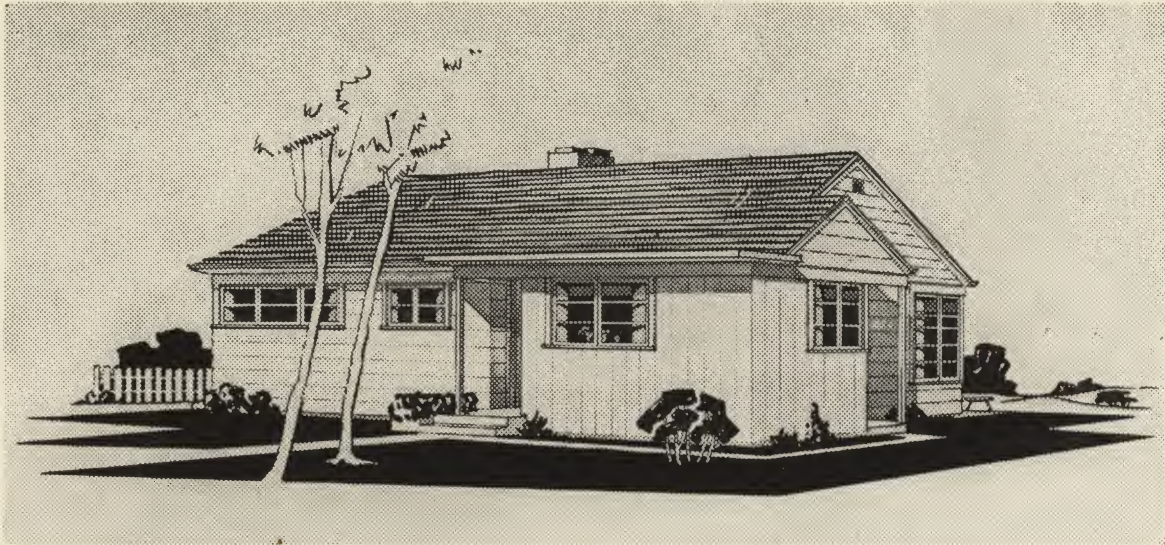
Minor changes may be made without revising the drawings, and if you wish to reverse the plan, this may be done by printing one set in reverse for the location of rooms, and other sets as shown for readability, at no extra cost for the reversed set.

Plans may be purchased as follows:

One set of plans, specifications and schedule at \$9.50.

Additional sets of same design, each \$3.50.

It usually requires three sets to construct a house.



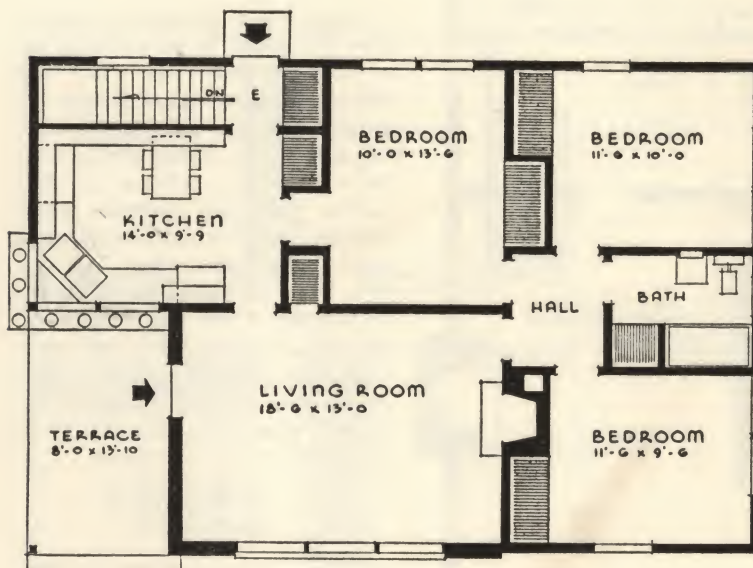
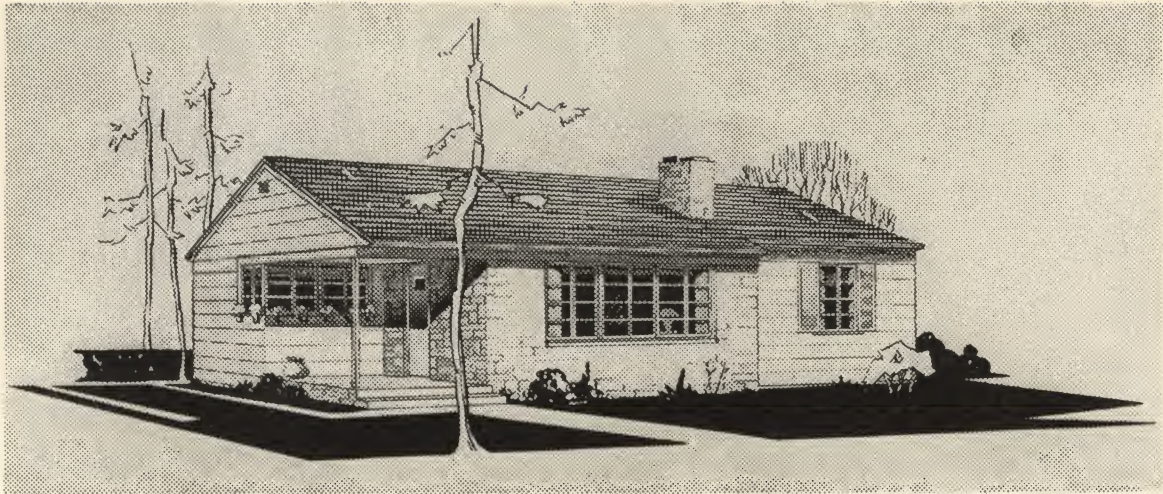
Design B-39. The living room and terrace in this plan overlook the garden, with the service rooms facing the street. All rooms open on the entrance hall making them equally accessible to the front entrance.

The kitchen has a large well-lighted dining space and besides the L-shaped cabinets has a 6'-0 storage cabinet. The side entrance to the kitchen leads directly to the full basement.

The bathroom has a recessed tub and small cabinets above the fixtures with a large mirror between. Twin wardrobes are provided in the bedrooms, a linen closet in the bedroom hall and a coat closet in the entrance hall.

The exterior is finished with siding except the kitchen projection which has a flat roof and vertical boards in place of siding. High windows in the bedroom increase the usable wall space for furniture. The dimensions are 36' wide by 26' deep.

992 sq. ft.
19,672 cu. ft.

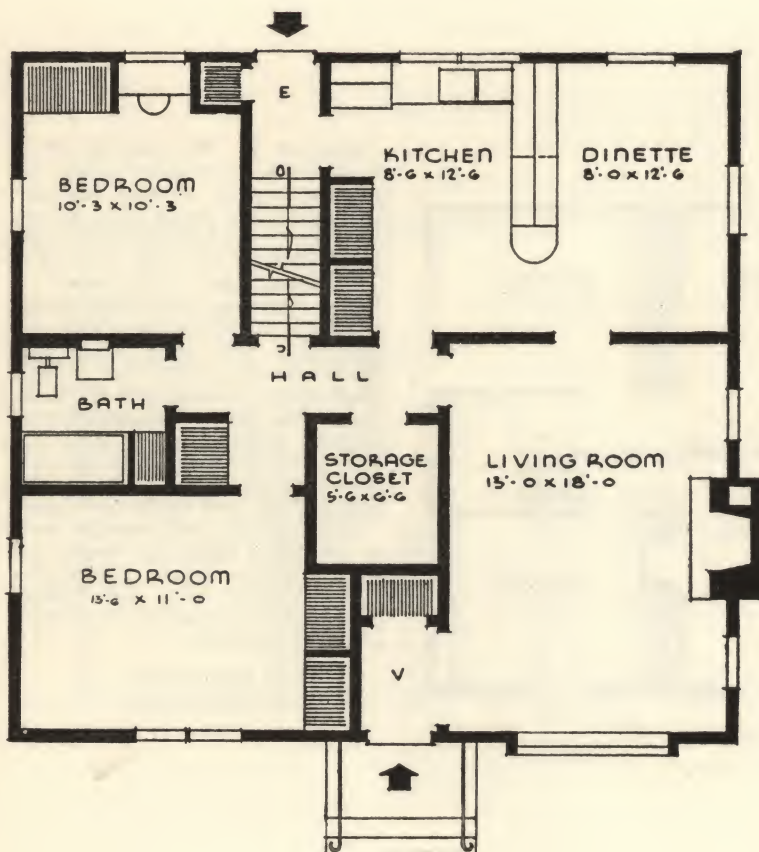


Design C-37. The location of the front entrance permits facing the house as shown, or with the narrow side to the street for a narrow lot. The center bedroom, connected to the kitchen, can also be used as a workroom, den or playroom.

Each bedroom has a large wardrobe with storage space above; the rear entry and living room have convenient coat closets, and a large linen cabinet is located in the bathroom. The kitchen has large corner windows overlooking the front and side yards, a corner sink, and generous cabinet space as well as a broom closet and space for dining.

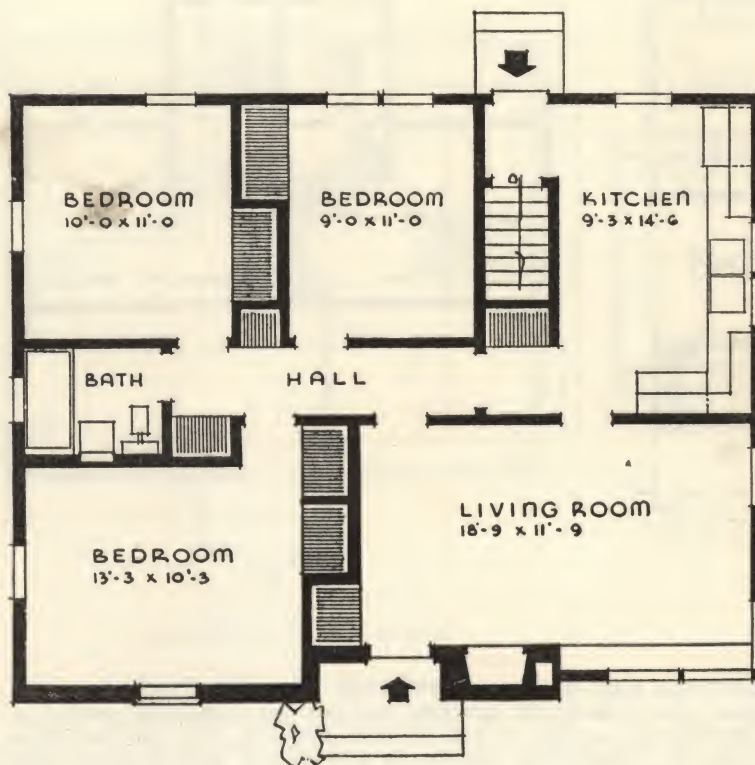
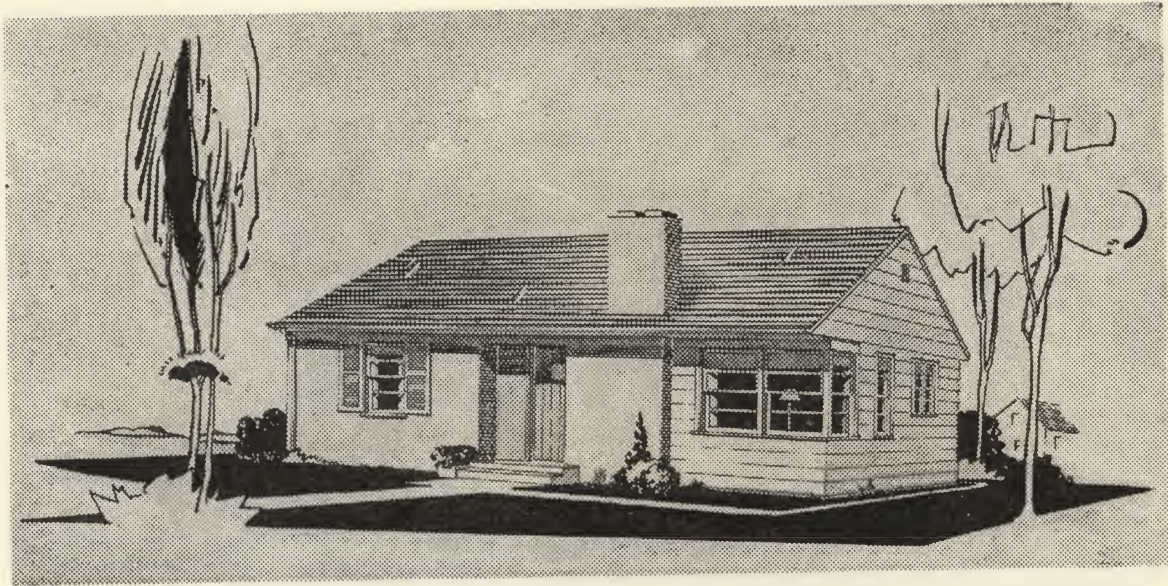
The front and side exterior walls of the living room are faced with either brick or stone, the balance being finished with wide siding. The overall dimensions are 28'x42' with full basement.

1,068 sq. ft.
21,573 cu. ft.



Design D-30. Provides an abundance of closets, 10 in all, with one or more in each room. The large central closet is roomy enough for sewing machines and ample shelving space. The dining area is separated from the kitchen by cupboards. The rear bedroom has a recessed space for a desk or dressing table to be built under the window. Two additional bedrooms can be finished in the attic. Plans call for frame construction with insulated walls and ceiling, wide exterior siding and asphalt shingles. The overall dimensions are 34 by 32 feet with a full basement.

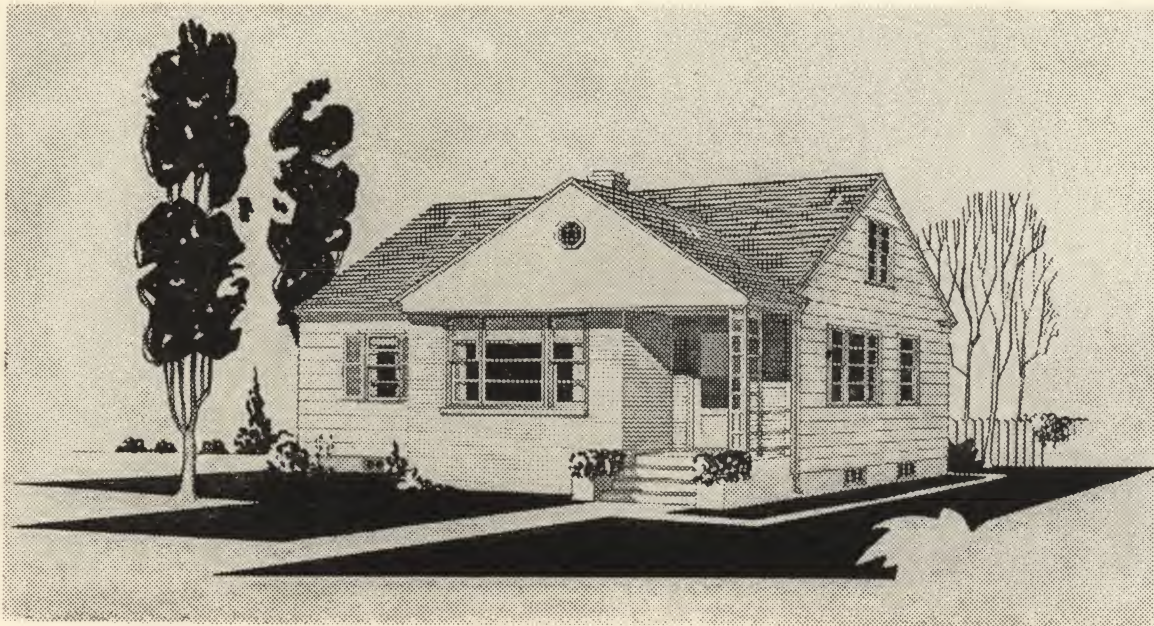
1,088 sq. ft.
24,153 cu. ft.



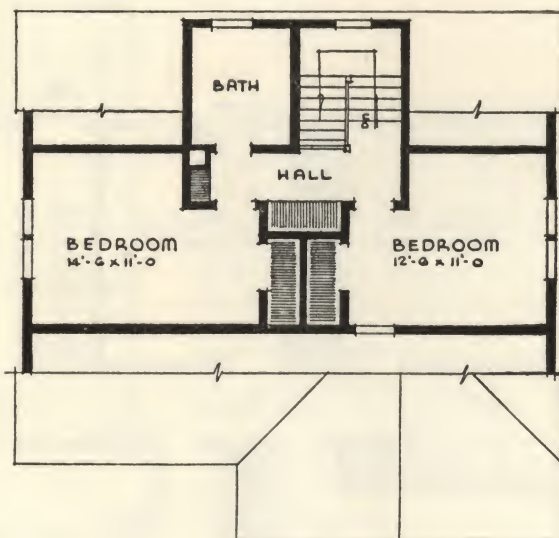
Design C-27. A portion of the front, up to and including the fireplace, is brick veneered, the balance being finished with wide siding. A low roof with wide overhang forms a recess for the entrance and protection over the corner windows in the living rooms.

The floor plan calls for three bedrooms, living room and kitchen-dining, all of which open on a central hall. The rear bedroom can be used as den or workroom by adding a door from the kitchen. Generous closet space is provided in the bedrooms, a closet and linen cabinet in the hall, coat closet in the living room and broom closet in the kitchen. A convenient storage cabinet is built in beside the fireplace and under the corner windows. The size of the house is 36'x28' with a full basement.

1,030 sq. ft.
21,321 cu. ft.



FIRST FLOOR



SECOND FLOOR

Design D-18. A story and a half house with two bedrooms and bath on the first floor, with space for two bedrooms and bath on the second floor.

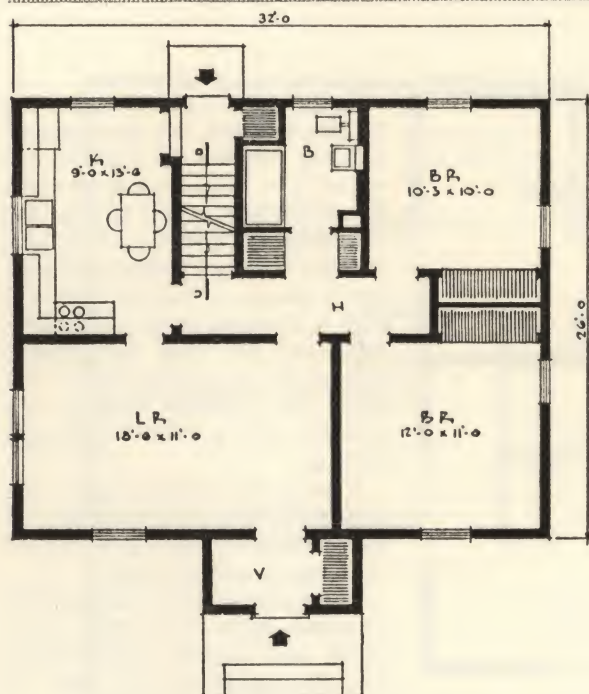
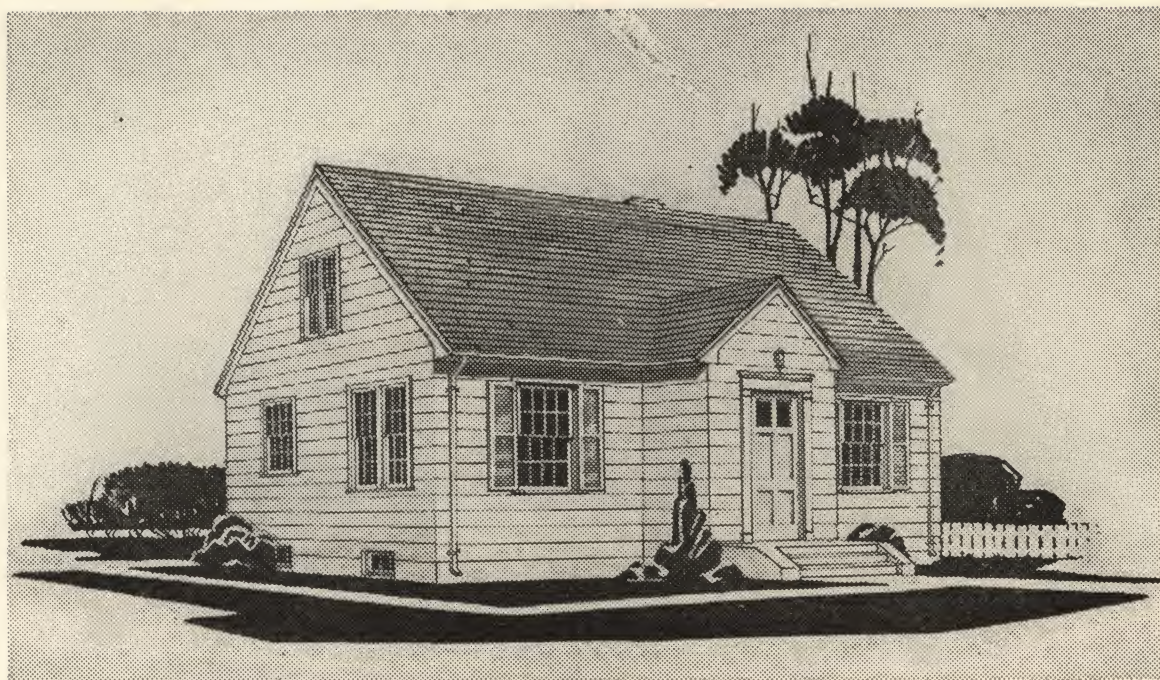
The second floor could be left unfinished for the present with plumbing and heating facilities provided for future hook-up. The dining alcove forms a large L-

shaped living room with cross ventilation. The kitchen also provides dining space in the end of the U-kitchen. All rooms have generous wardrobe space with coat closets at both entrances and a large linen cabinet.

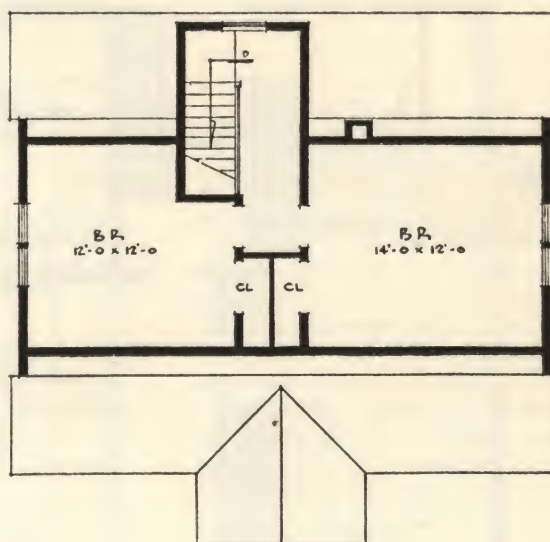
A telephone niche in the hall for privacy has a disappearing seat. There is a full basement.

The exterior is finished with siding and the projecting portion is brick veneered. The entrance door is protected by a small porch with trellis for vines and a flower box. The dimensions are 34' wide x 28' deep.

1,062 sq. ft.
23,920 cu. ft.



FIRST FLOOR



SECOND FLOOR

Design D-41. The arrangement of rooms in this compact plan provides rooms and closet space usually found only in plans of much greater area. All rooms are cross ventilated and open into a central hall which gives privacy to each room. The bedrooms have large clothes hanging space in the wardrobes. Coat

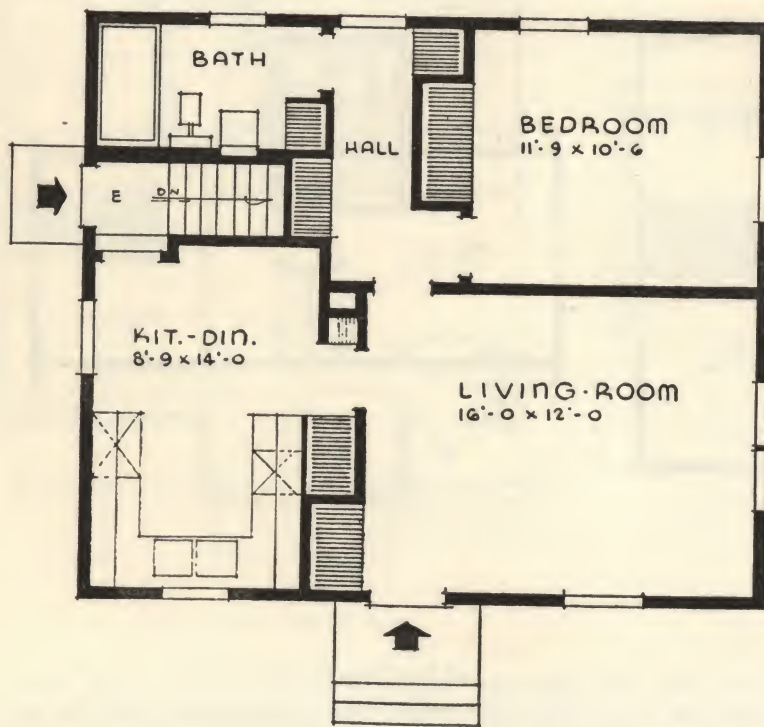
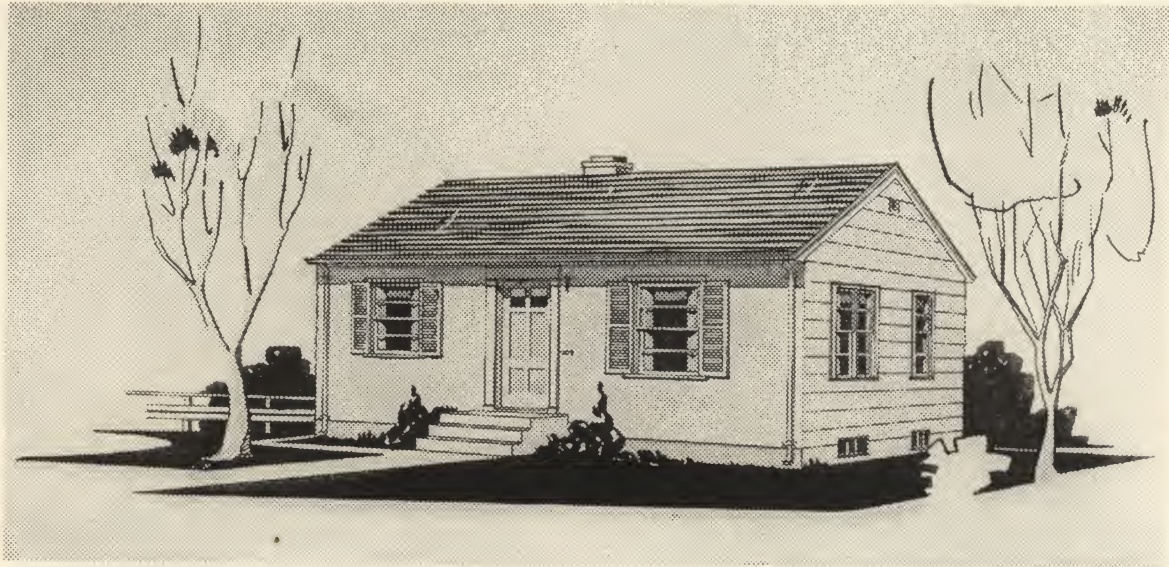
closets for both front and rear entrances, a storage closet and linen cabinet in the hall make a total of six closets on the first floor.

Space in the attic can be finished in the future to provide either two bedrooms as shown or a large dormitory type room for play and sleeping.

The exterior walls and ceiling are insulated and construction is of frame with siding on exterior walls and asphalt roof shingles.

The overall size is 32'x26' with a full basement.

922 sq. ft.
20,788 cu. ft.



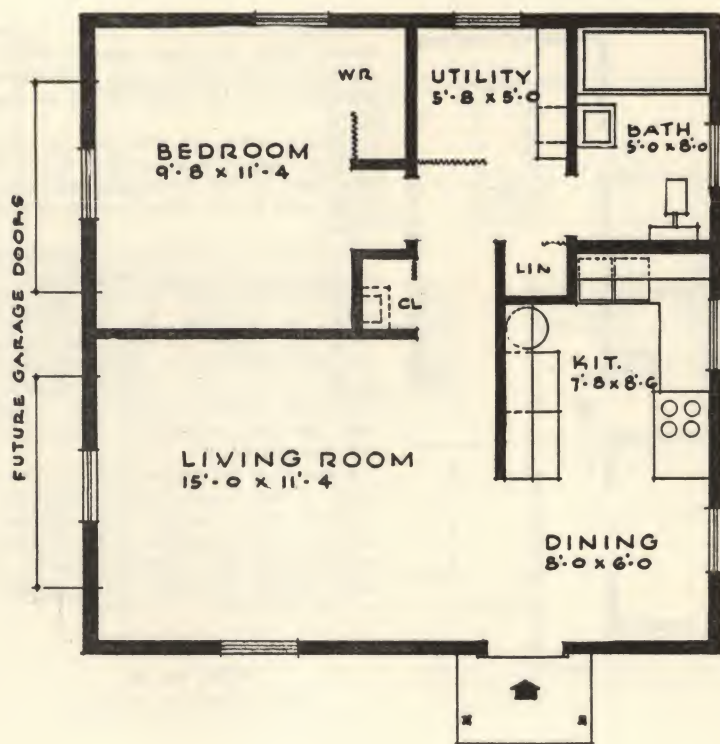
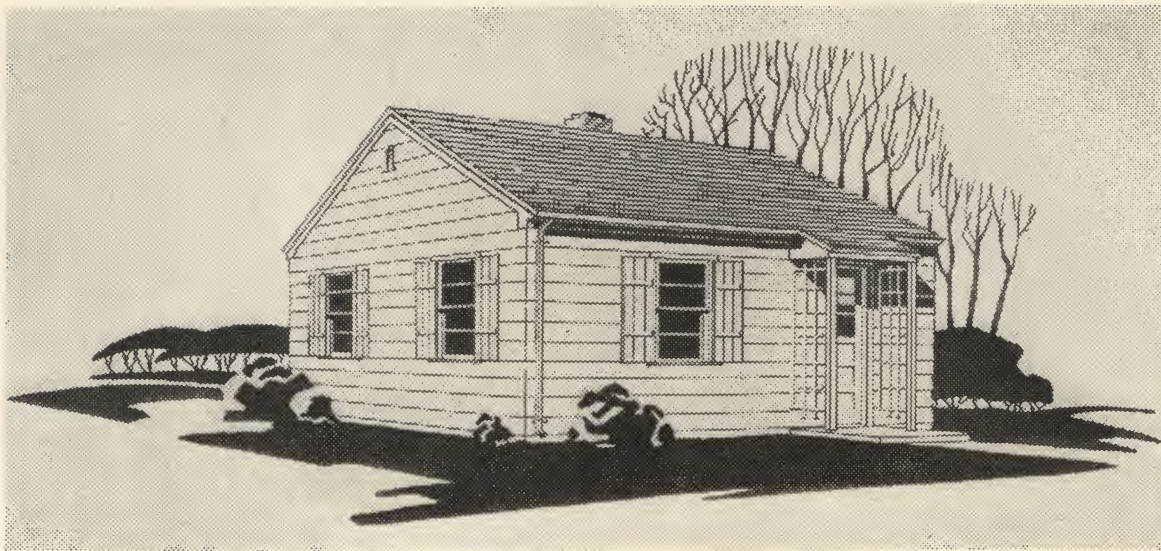
Design F-35. This plan provides for one bedroom, but the bathroom and the hall are so arranged that one or two bedrooms can be added by removing the hall window and extending the hall. In this case the rear bath and bedroom windows can be placed on the side. The kitchen is arranged in the efficient U-shape and has room for a dining area as well as a broom closet. Besides the medicine cabinet, the bathroom has a towel and storage cabinet.

A linen and storage closet in the hall, wardrobe in the bedroom and coat closet in the living room provide ample storage space.

The construction is of frame with insulated walls and ceiling, wide siding and asphalt shingle roof. The dimensions are 28' wide by 24' deep with a full basement.

672 sq. ft.
13,440 cu. ft.

Nice garage plan.



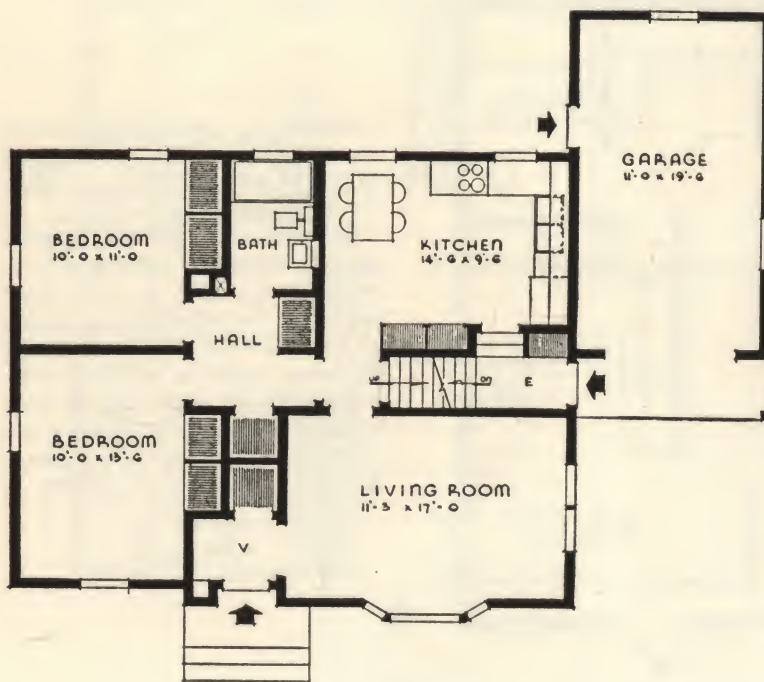
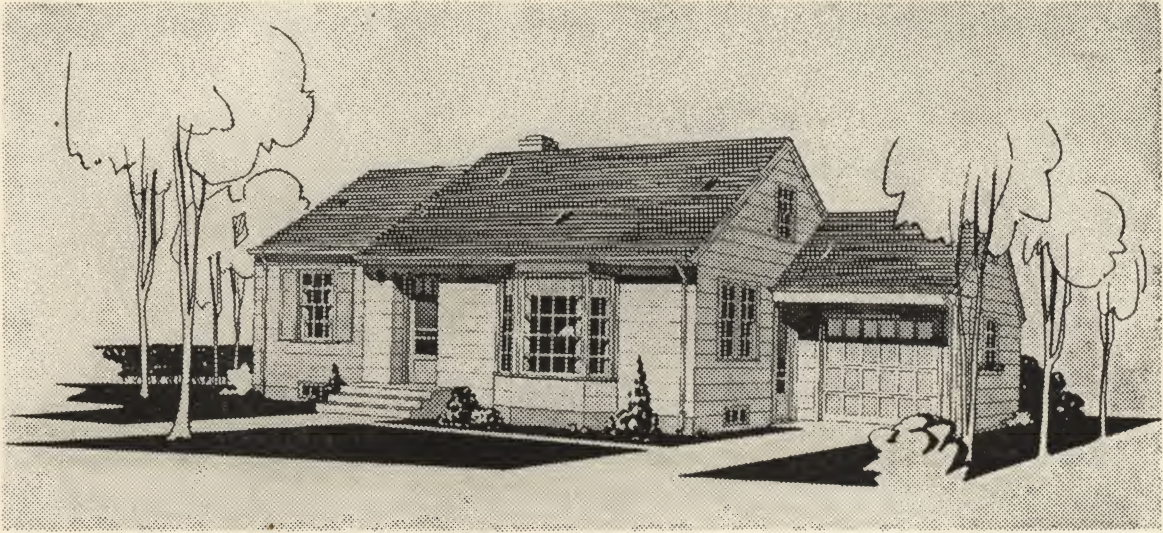
Design A-2. One solution for an urgent housing problem, a 24 foot by 24 foot future double garage with removable drywall partitions.

Materials used for the interior, and the plumbing fixtures, can be removed and used in the future house, in the meantime providing an attractive and remarkably livable temporary home at minimum cost.

The exterior walls can be constructed of concrete or cinder blocks or of frame, with the future garage door openings provided for now.

576 sq. ft.

6,739 cu. ft.



Design D-22. A four room house with attached garage which opens to the street. An additional bedroom can be finished off in the attic.

Dining space is provided in one end of the kitchen which has, in addition to the L-shaped cabinets, a pot and pan cabinet and a broom closet.

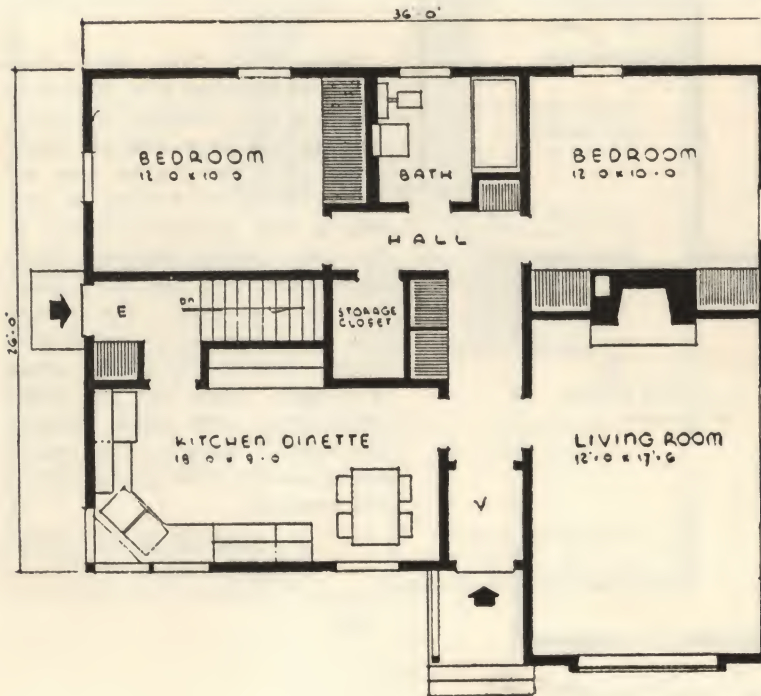
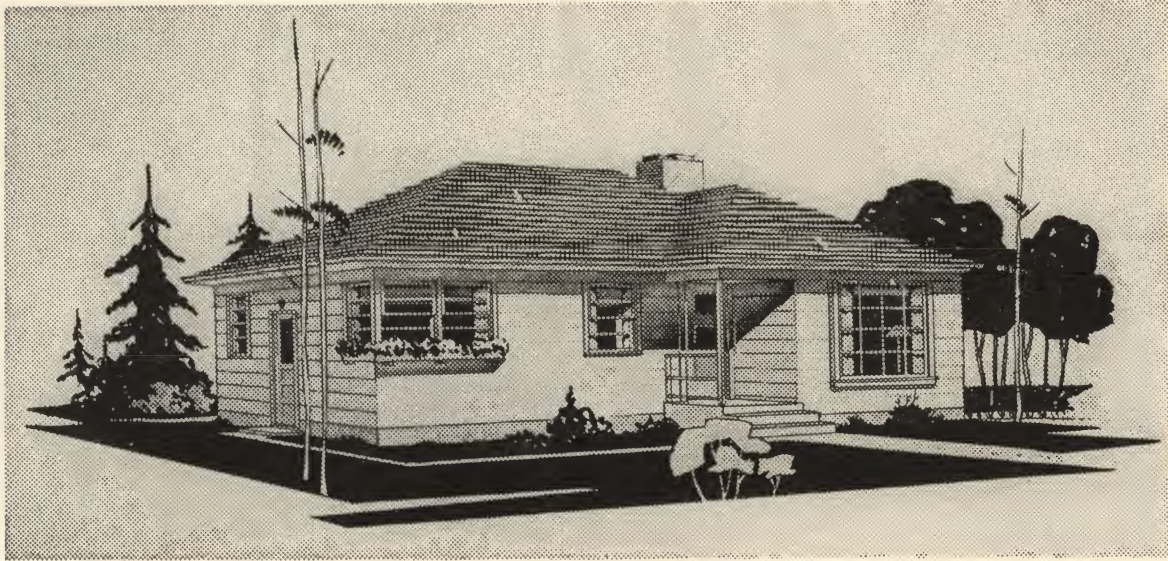
Privacy in circulation is attained by having all rooms, including the kitchen, open into a small central hall. In addition to the liberal twin wardrobes in each bedroom, the plan calls for a large catch-all closet in the hall, a linen cabinet and coat closets at the side entry and the front vestibule. There is a full basement.

Plans call for frame construction, with outside walls and ceilings insulated, wide siding and asphalt shingles. Dimensions are 34' x 26' which, with the garage, makes a total width of 45'6". The garage can be omitted if so desired.

884 sq. ft.

19,484 cu. ft.

(Not including garage.)



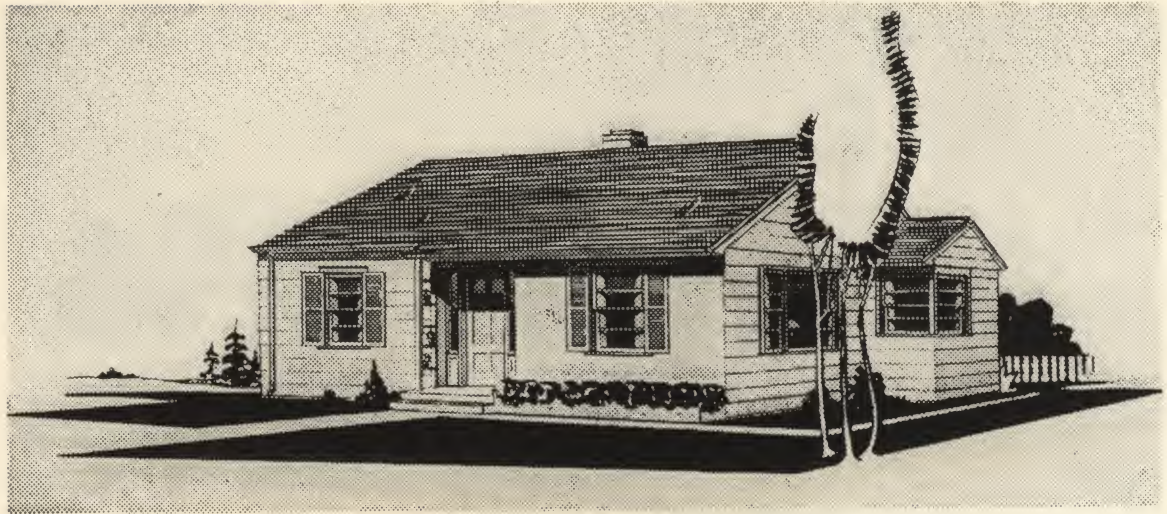
Design B-38. Outstanding features of this plan include an unusual number of closets and free circulation between rooms. Besides the wardrobes in the bedrooms there is a linen closet, coat closet, broom closet and a large storage closet in the hall. A coat closet is provided for the rear entry.

All rooms open into the hall with easy access to the front door from the kitchen. The kitchen has corner windows over the sink, L-shaped cabinets, a storage cabinet on the inside wall and a dining space. The construction is frame with wide siding, insulated walls and ceiling and asphalt shingles.

The dimensions are 36' wide and 26' deep with full basement.

1,001 sq. ft.

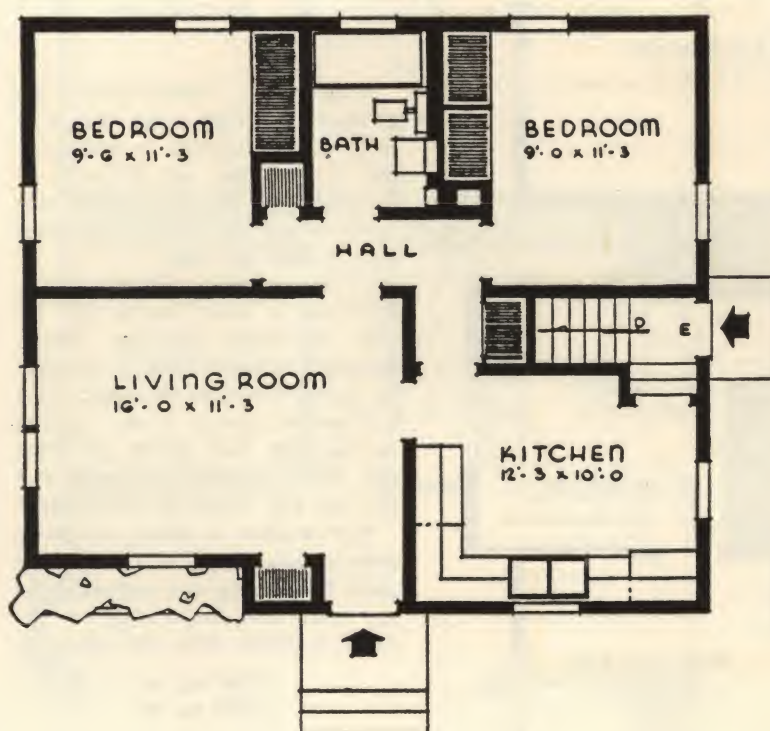
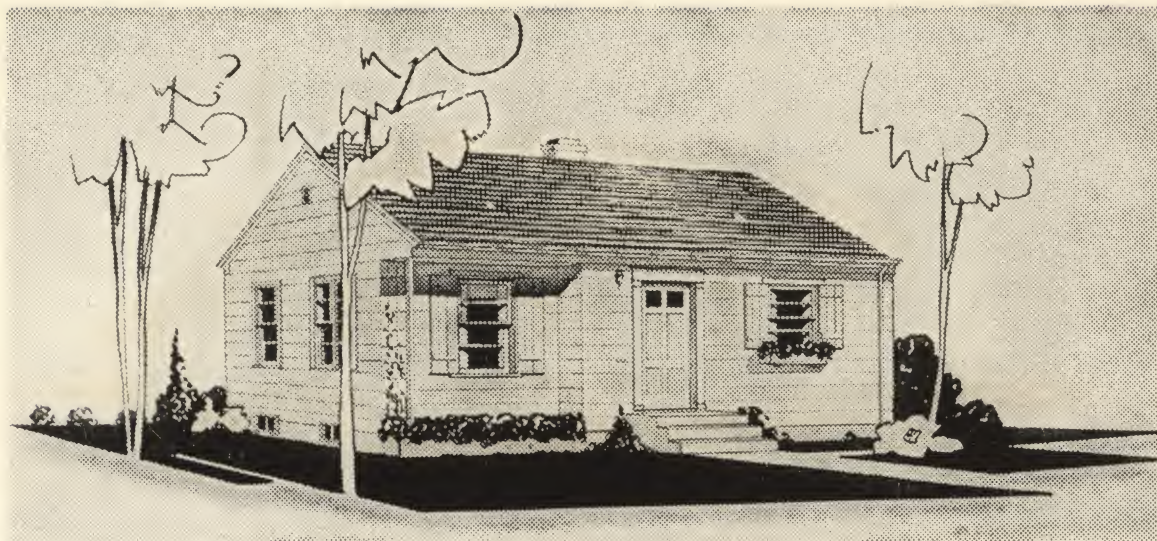
19,890 cu. ft.



Design C-32. The three bedrooms of this plan give wide flexibility. A door between the vestibule and the front bedroom would enable this room to be used for a den, office, or a room to rent out. A door from the kitchen to the rear - center bedroom would permit use of that space for a workroom or a playroom. The kitchen sink is placed in a well-lighted corner. The central storage closet is unusual. Plans call for frame construction with siding exterior and asphalt shingles. The overall dimensions are 32 by 32 feet with a full basement.

1,085 sq. ft.

22,416 cu. ft.



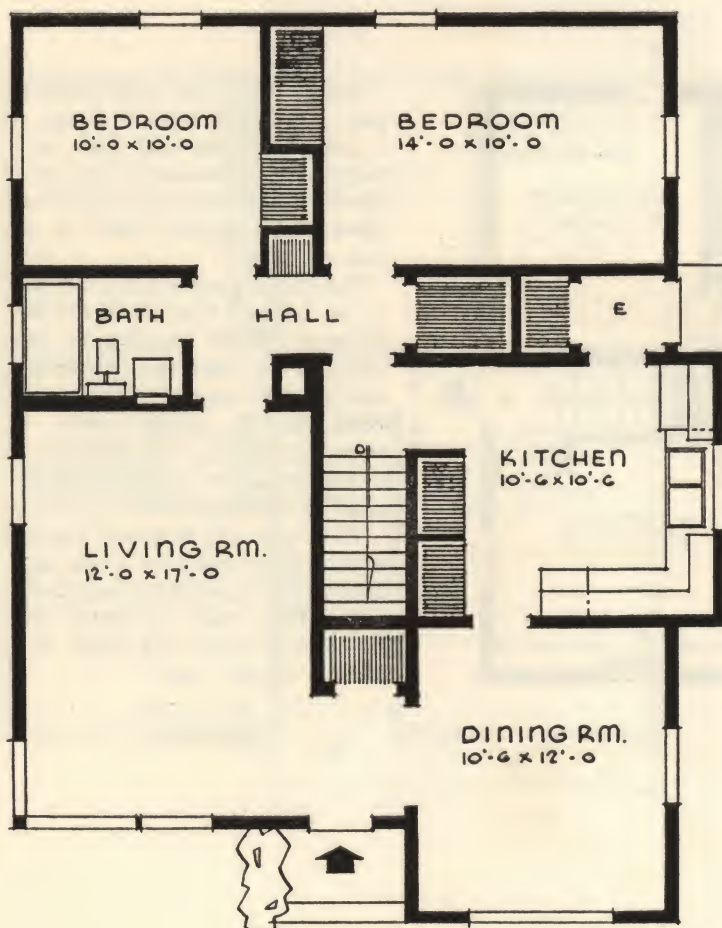
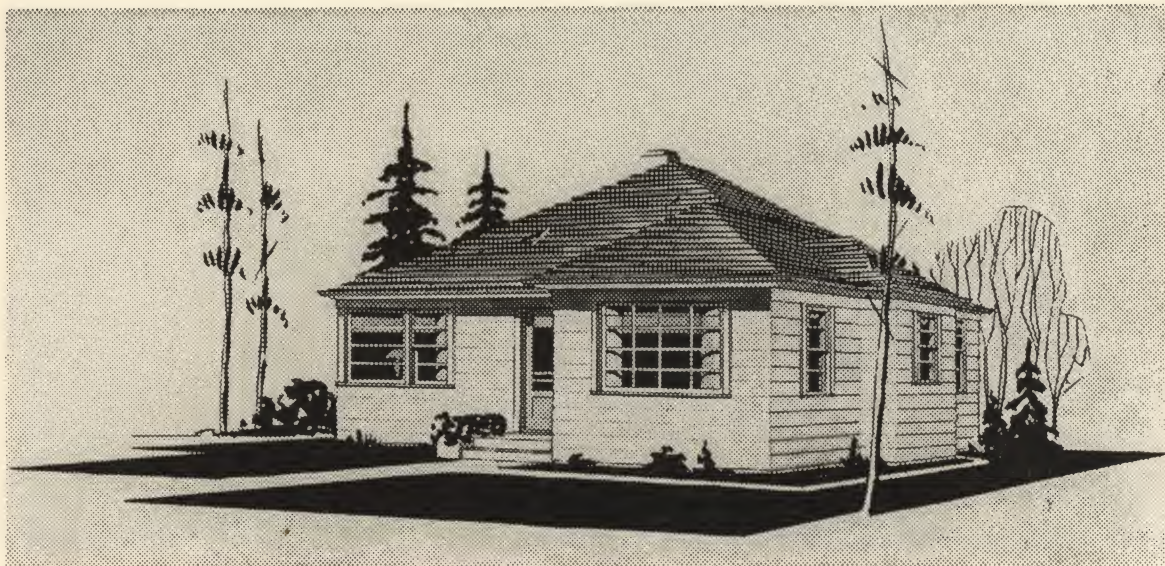
Design B-24. A two bedroom four room house with all rooms of a comfortable size and cross ventilated. The bedrooms have large wardrobes and there is a large linen closet and a general closet in the hall.

The kitchen cabinets are arranged in an L-shape with work counters on each side of the sink in easy reach of the stove and refrigerator and there is space for dining. The circulation is excellent with all rooms opening into the hall making it unnecessary to pass through one room to reach another.

There is a full basement reached from a grade entrance at the side. The overall dimensions are 30'x26'.

The plans call for frame construction of walls and floors, with asphalt shingle roof.

761 sq. ft.
15,372 cu. ft.

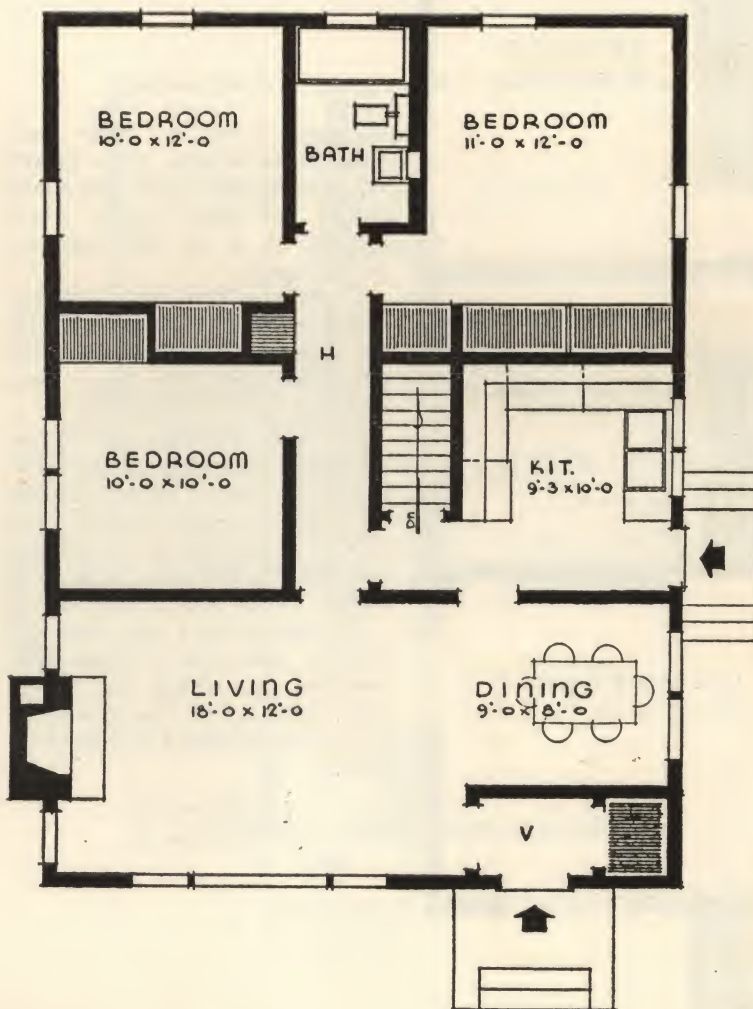
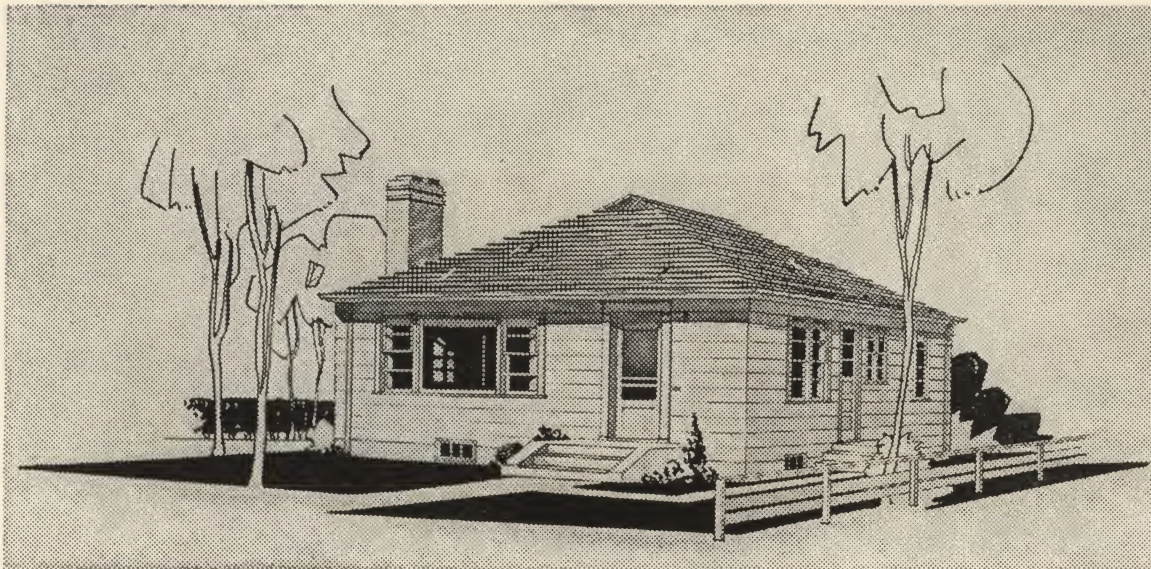


Design B-31. This plan calls for a separate dining room but with space in the kitchen to accommodate a breakfast set. Entrance to the kitchen is through a small vestibule with a convenient coat closet next to the side door.

All rooms except the dining room open into a small central hall for free circulation between rooms. Generous storage space is provided by wardrobes in the bedrooms, linen and general storage closets opening on the hall, coat closets for front and side entrances and broom and pot and pan closets in the kitchen.

The exterior is siding, on frame construction, with insulated outside walls and ceiling, and asphalt shingle roof. The main body of the house is 28'x34' with full basement.

1,038 sq. ft.
19,636 cu. ft.

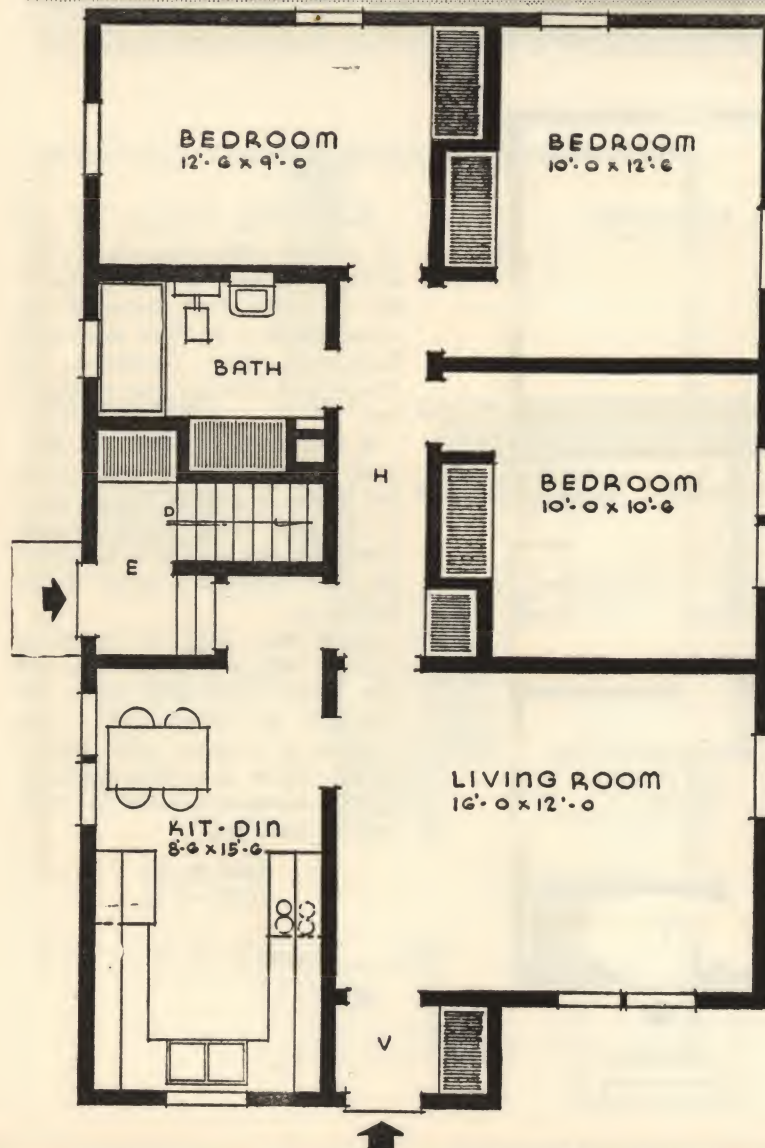
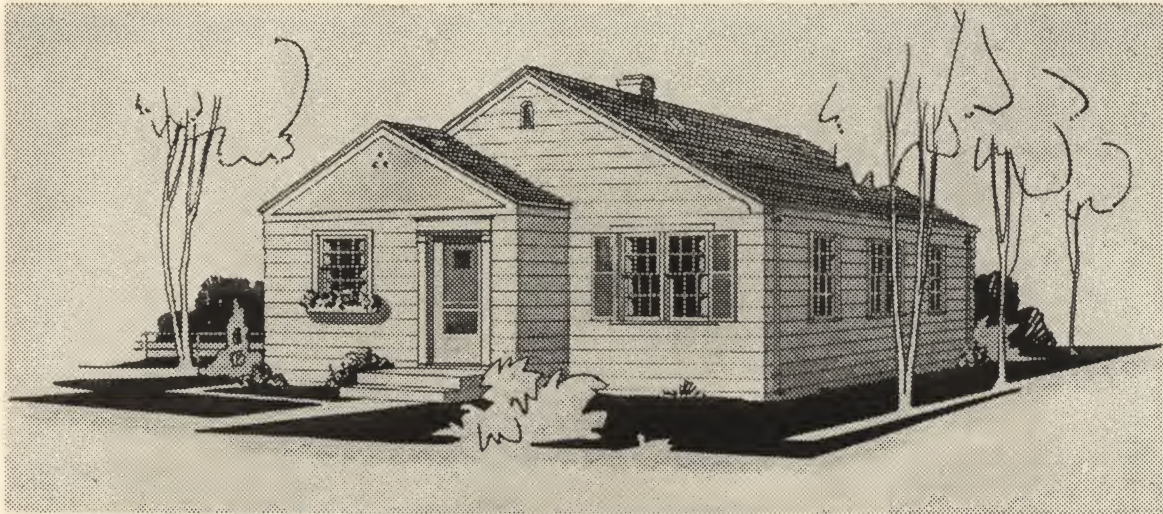


Design C-19. Planned to fit an average sized lot and provide three bedrooms. A dining alcove off the living room increases the room size and provides additional light and cross ventilation. All rooms open directly into a central hall.

If desired the closet in the bedroom can be eliminated and a stairway added to provide storage space in the attic. The fireplace can be eliminated also, and there is a space for the chimney in a corner of the bathroom.

Rectangular lines of the plan, without expensive projections, and the simple roof lines make for economy in construction. The building is of frame with exterior siding. There is a full basement. Outside dimensions are 28 feet wide and 38 feet long.

1,064 sq. ft.
21,280 cu. ft.



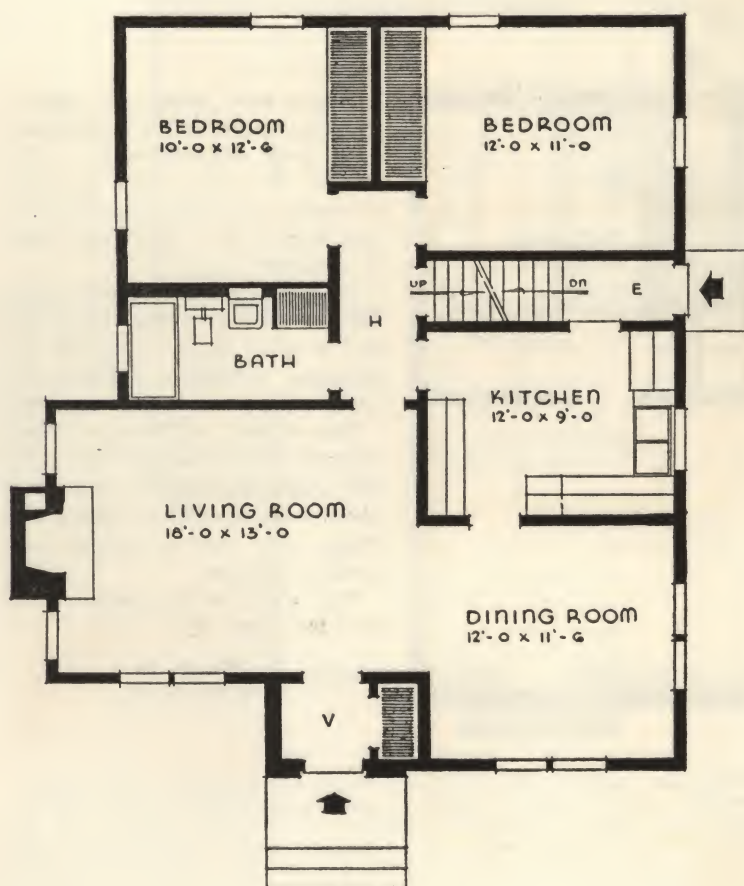
Design C-11. A three bedroom house suitable for a narrow lot. The closets in this plan should delight the home-maker whose problem it is to find sufficient storage space.

A closet at the grade entrance and a general closet in the hall, are in addition to the usual vestibule coat closet, the linen closet and large bedroom wardrobes.

All rooms, including the kitchen, open into one central hall, eliminating the need of passing through one room to reach another. The kitchen is arranged in the efficient U-shape and provides a large, well-lighted dining area in one end.

The house has a full basement. Exterior walls are of frame construction with siding, and an asphalt shingle roof. The dimensions are 28' by 37' with a 4' front projection.

1,026 sq. ft.
26,642 cu. ft.



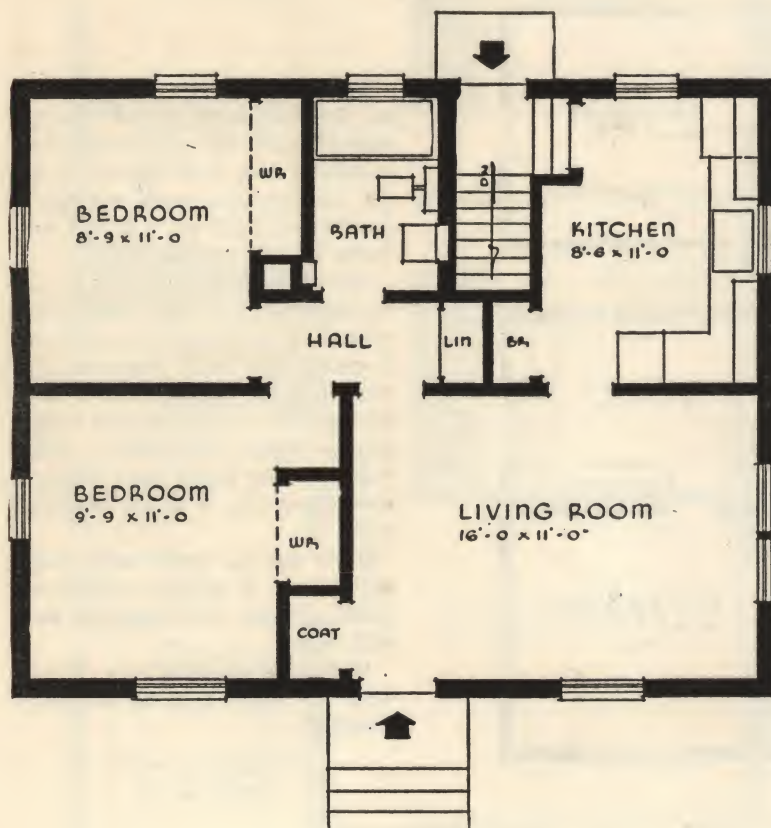
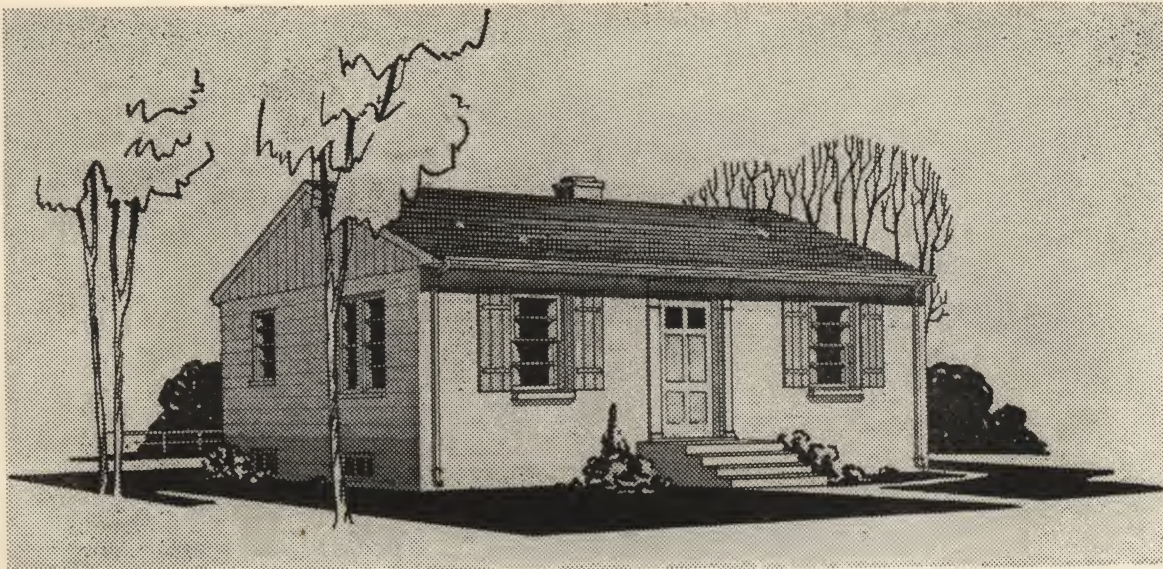
Design D-20. Calls for five rooms on the first floor with a separate dining room. All rooms open into a central hall, from which the attic stairway also leads, making it possible to finish off a future bedroom on the second floor.

The bedrooms each have two wardrobes. There is a large linen cabinet in the bathroom, and a coat closet in the front vestibule. The work units in the kitchen are grouped together for convenience with a storage cabinet containing a broom closet on the inside wall. There is also space for a small breakfast table.

Plans call for frame construction with siding or shingle exterior, asphalt shingles and insulated walls and ceiling.

Overall dimensions are 31'x37' with the main body of the house 28'x32'6".

1,042 sq. ft.
23,347 cu. ft.



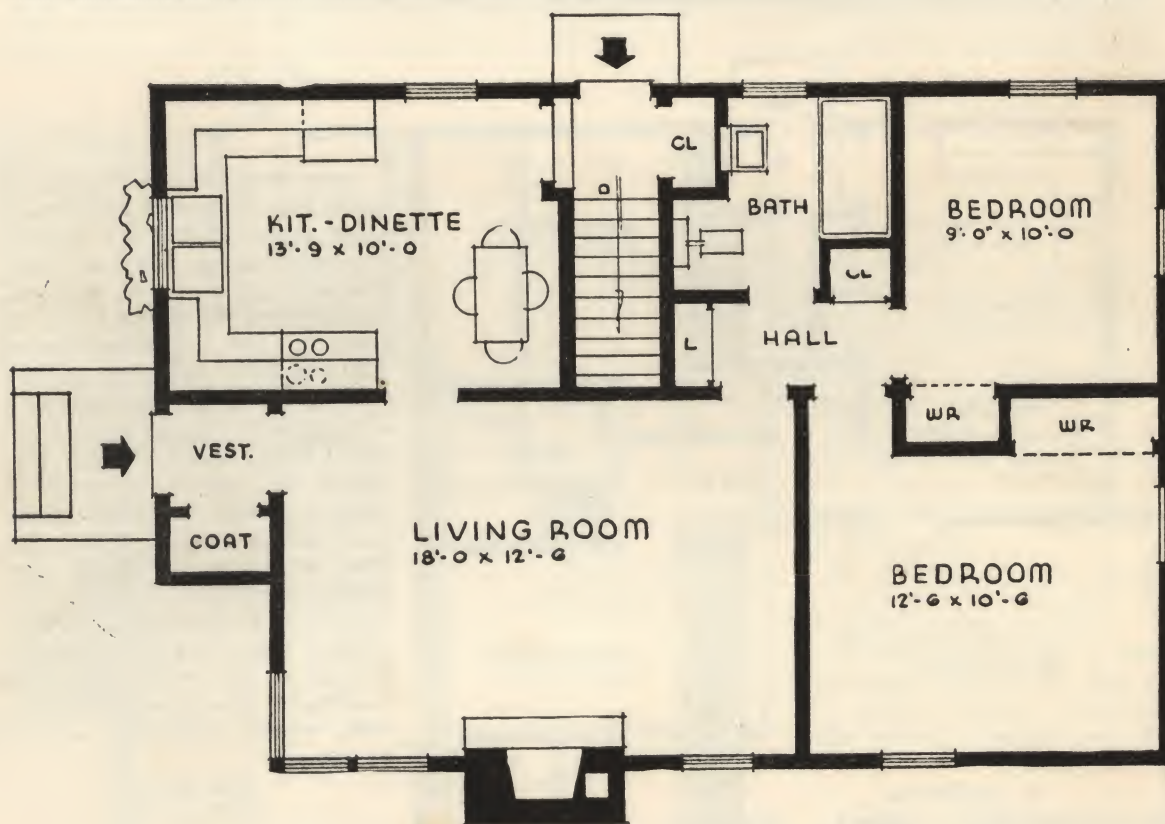
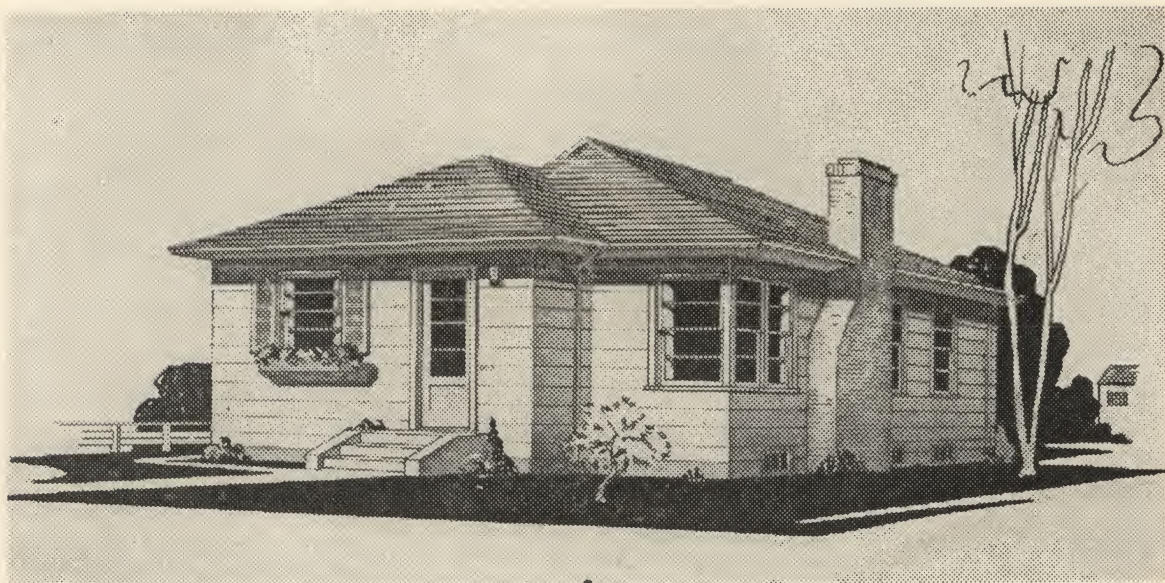
Design B-7. Might be called a big little house, with two bedrooms, living room and kitchen in a space of only 720 square feet. No space is wasted, four rooms opening on a hall only 3' by 7', yet closet space is unusually large.

The kitchen has a broom closet, the living room a coat closet, the hall a linen closet, and there are generous wardrobes in the bedrooms. There is a full basement.

The exterior walls are of 8-inch concrete blocks lined on the inside and plastered, but the house may also be constructed of frame with siding. The roof is covered with asphalt shingles.

The width of the house is 30' and the depth 24'.

**720 sq. ft.
14,184 cu. ft.**



Design B-5. Designed for a narrow lot. A good-sized living room has an unusual amount of wall space for furniture, and is entered through a vestibule with coat closet. The service entrance leads directly to the basement and has a closet for coats and rubbers on the

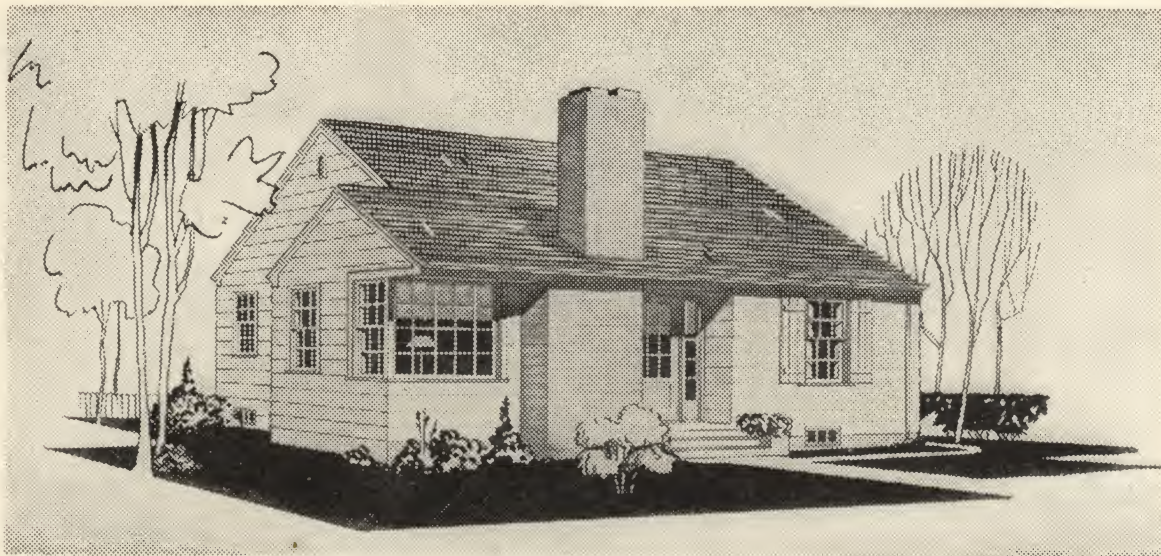
landing. The kitchen cabinets are arranged in the efficient U-shape which leaves a large, well-lighted area for dining. An unusually compact hall, with a general closet and a large linen cabinet, give access to the two bedrooms.

The interior walls are frame with

wide siding, but is also adaptable to shingle siding.

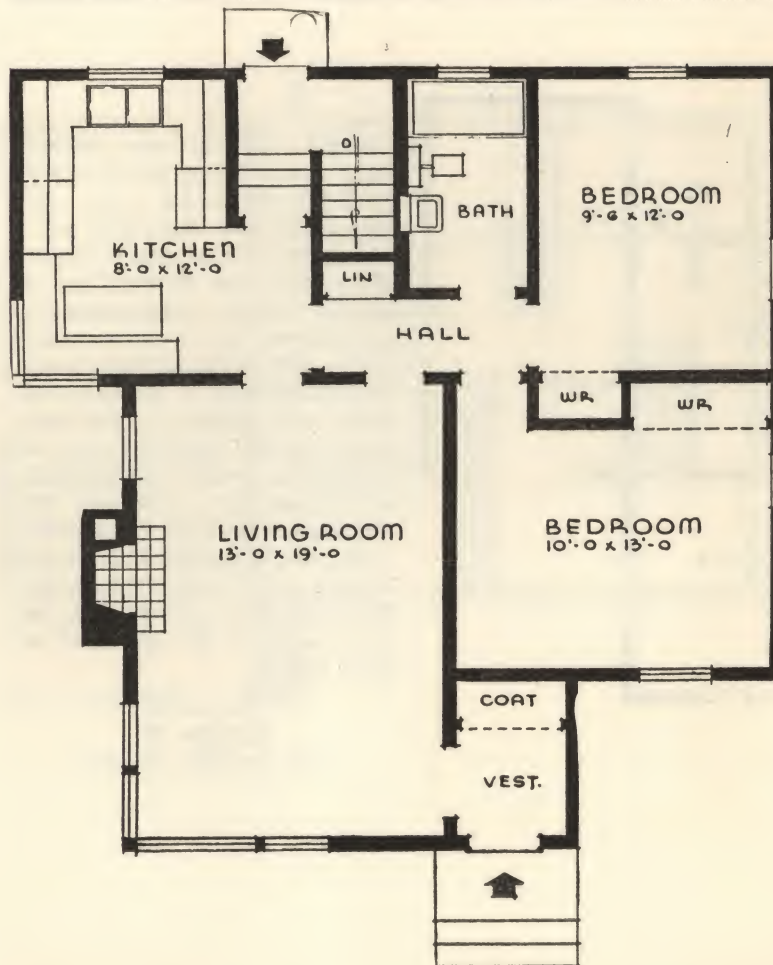
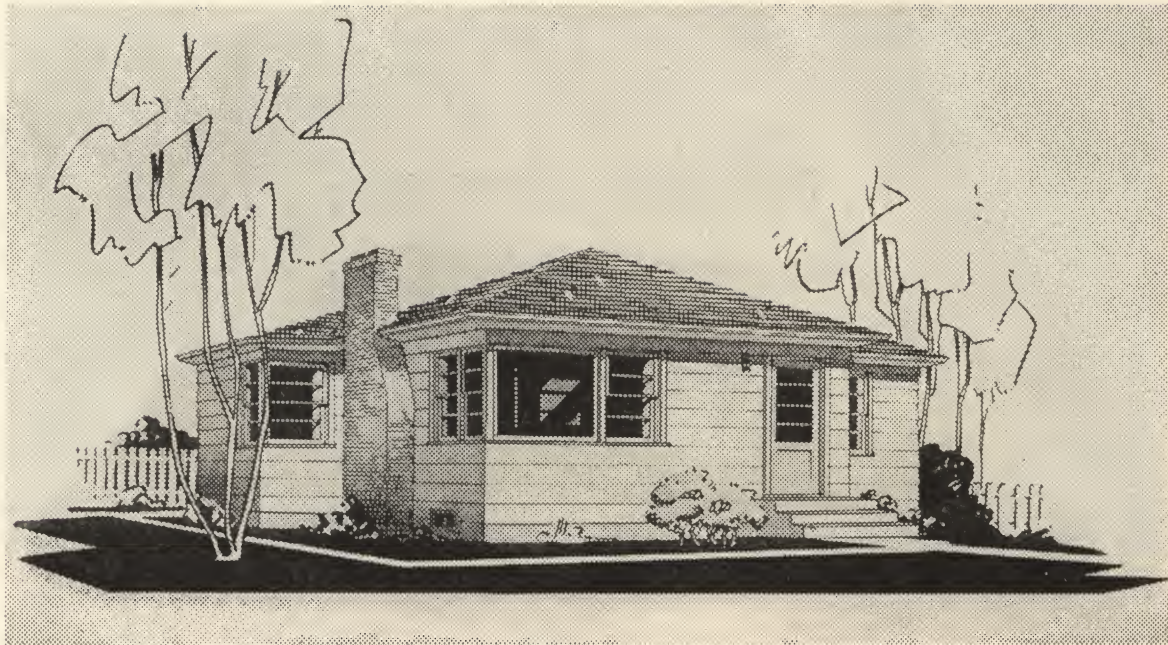
The overall dimensions are 24'x36'.

838 sq. ft.
16,508 cu. ft.



Design B-21. Features more closet space than is usually found in a small home. In addition to large wardrobes in the bedrooms, there are coat closets at each entrance, a large linen closet, and a storage closet in the hall. The storage closet is three feet deep, making it possible to store large items such as a sewing machine. The kitchen has a broom closet arranged with shelves for storage of household supplies. Beside the broom closet is a built-in chest of drawers for linen, silverware and dishes. The kitchen is separated from the dining area by a cupboard and rounded counter. There is a full basement. Exterior of the house is of siding or shingles, with an asphalt shingle roof. Overall dimensions are 34' by 34'.

1,084 sq. ft.
22,690 cu. ft.



Design B-10. A two bedroom plan with cross ventilation in all rooms and access to all rooms from one small hall. This is a convenient feature not often possible to obtain in a small house.

The kitchen is arranged to save steps and has a built-in hinged seat in one end with corner windows providing a bright and cheerful dining area.

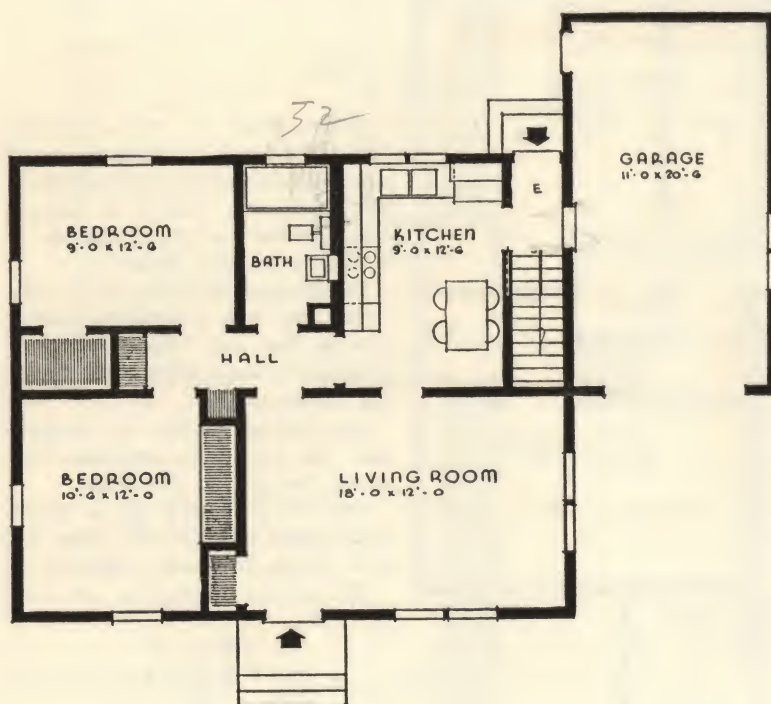
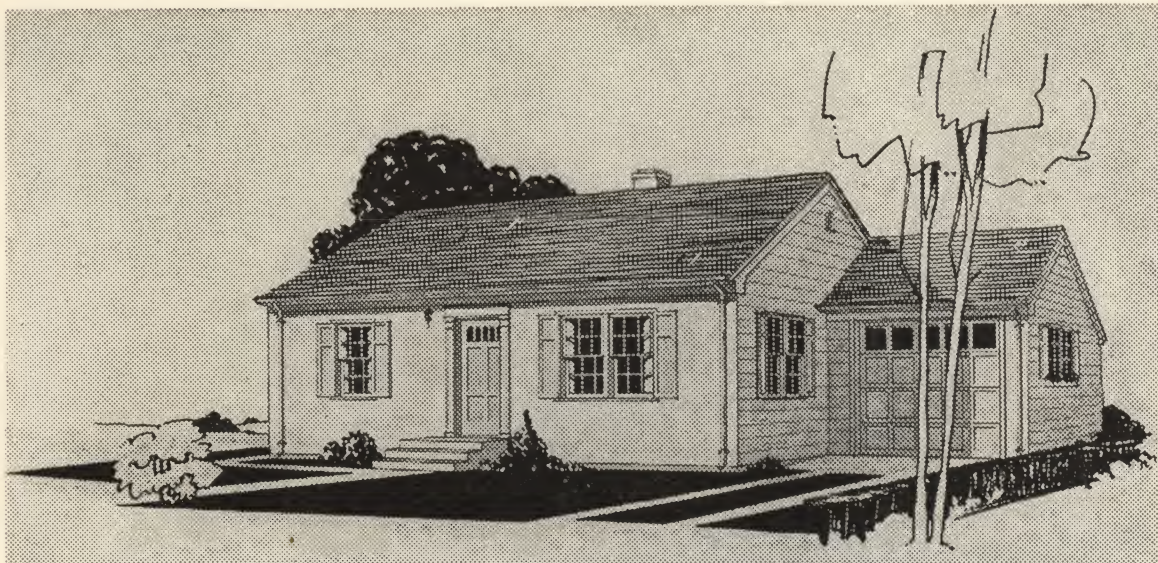
The bedrooms are of medium size and both have generous wall space for placing furniture.

The exterior walls are of frame with siding and the roof lines are low, giving a modern appearance.

The overall dimensions are 32'6" by 32'6".

899 sq. ft.
17,519 cu. ft.

*Note:
Nice garage attachment*



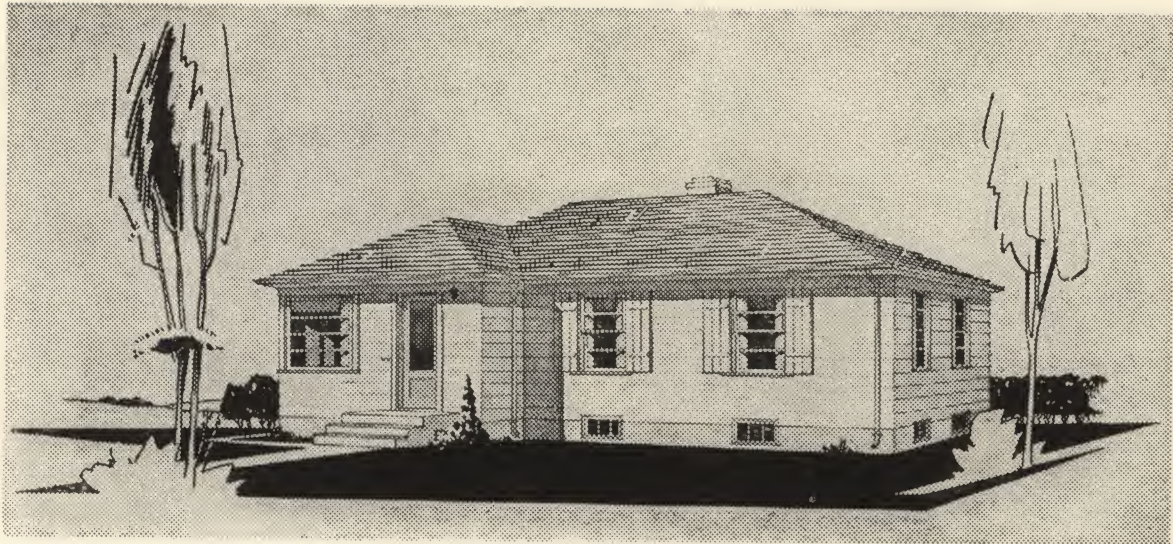
Design B-14. A two bedroom house with attached garage entered from the street. All rooms open on a small hall which also has a linen closet and a general purpose closet. The front bedroom has 6½ feet of wardrobe space while the rear bedroom has a large walk-in closet. The kitchen provides plenty of cupboard space as well as a large dining area. There is a full basement accessible from the rear, the kitchen and garage. The simplicity of framing floor, walls and roof makes for economy in construction.

The dimensions are 32' wide and 26' deep, not including the garage. Exterior walls are frame with siding or shingles. The roof is of asphalt shingles.

832 sq. ft.

16,640 cu. ft.

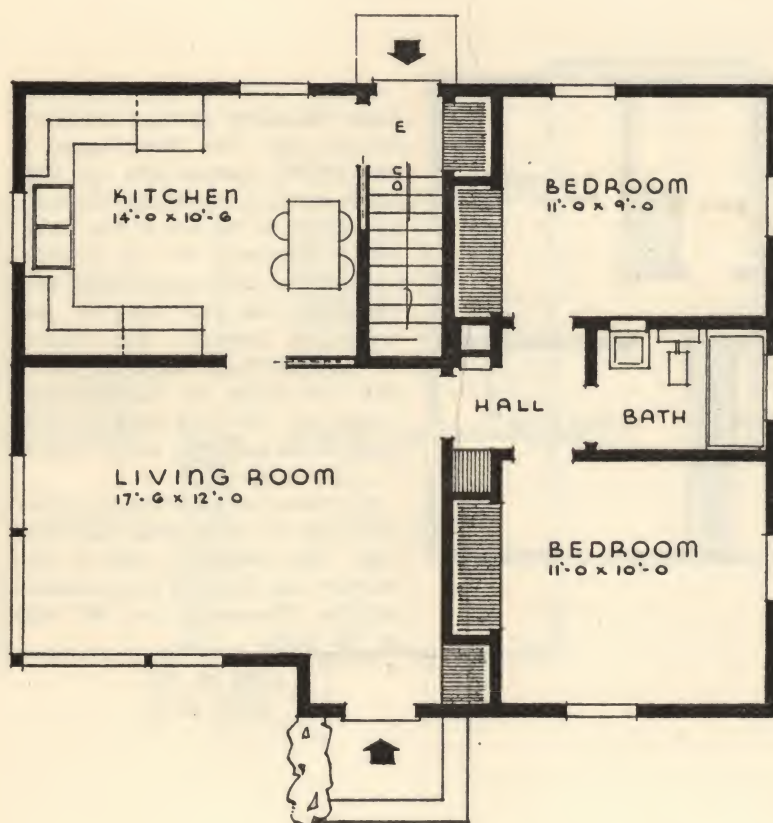
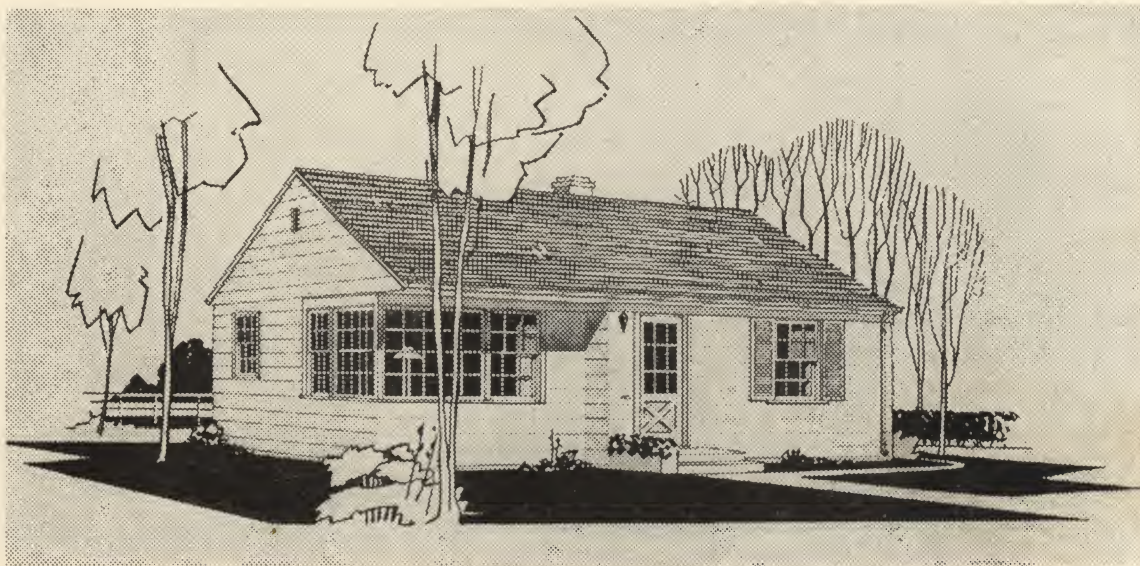
(Not including garage.)



Design C-17. A three - bedroom house compactly grouped around a central hall. The living room is well lighted, opening into the hall, and is handy to the kitchen if meals are served in the end of the living room. Bedrooms are of medium size but are well supplied with closet space and wall areas for the placing of furniture. The kitchen is conveniently arranged for work and has space for dining. Coat closets are provided both for the living room and rear entry. There is a full basement.

The plans call for frame construction with insulated walls and ceilings. Wide siding is used on the exterior and the roof is of asphalt shingles. Dimensions are 38' wide by 24' deep.

989 sq. ft.
19,415 cu. ft.

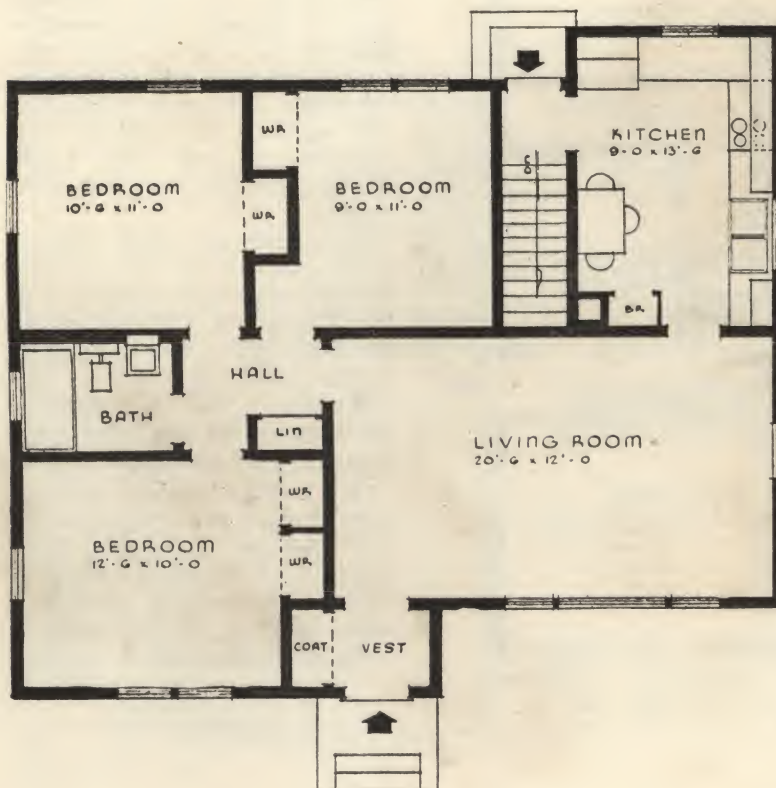
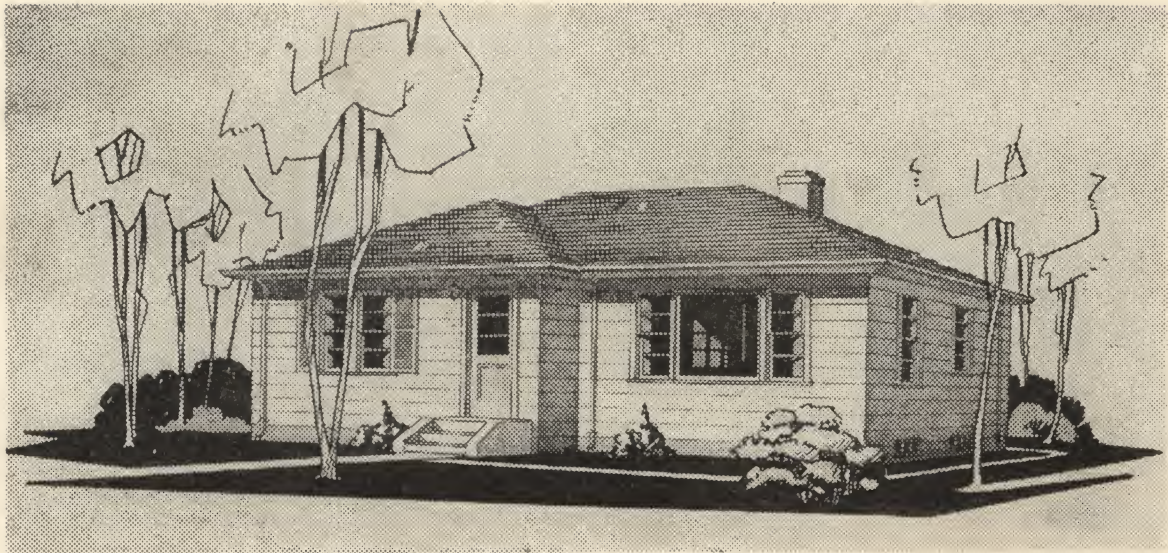


Design B-16. The simple roof lines of this house, forming a wide overhang above the corner windows in the living room, makes it an economical house to construct.

The kitchen is designed to eliminate unnecessary steps and has a large dining area. A closet in the rear entry is on the same level as the kitchen and a coat closet at the front entrance, as well as large wardrobes in the bedrooms, provide generous storage space. All rooms are well-lighted and have cross ventilation.

There is a full basement. The exterior walls are of frame, with siding or shingles, and the roof is of asphalt shingles. Overall dimensions are 32 by 26 feet.

808 sq. ft.
16,160 cu. ft.



Design C-9. Provides three medium-sized bedrooms in a compact arrangement with no waste space, the bedroom hall being only large enough to accommodate the necessary doors.

The kitchen is arranged to provide dining space which can also be placed in the end of the large living room. A coat closet in the vestibule, linen closet in the hall, and a convenient broom closet in the kitchen have been provided, as well as wardrobes in each bedroom.

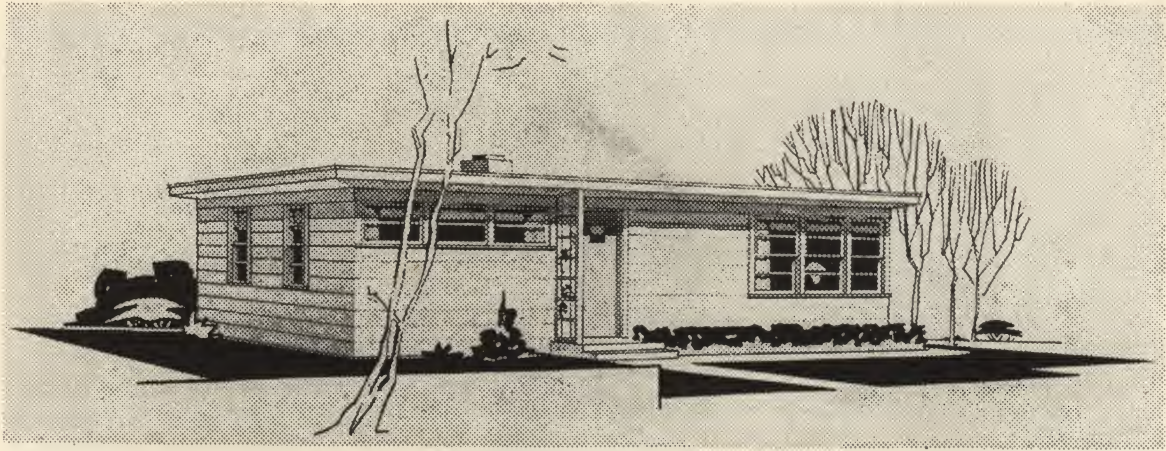
There is a full basement entered directly from the outside.

The exterior is of frame construction finished either with siding or shingles, and there is an asphalt shingle roof.

The main body of the house is 36' by 24' with a 4' projection in front.

969 sq. ft.

19,089 cu. ft.

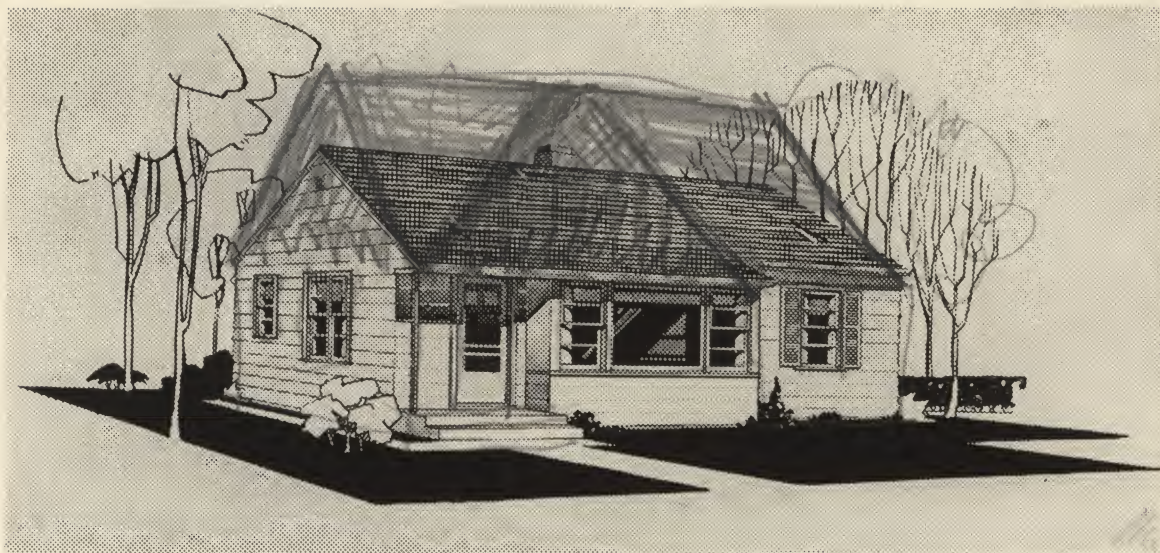


Design B-36. This plan shows both a utility room and a basement but the basement and basement stairs can be omitted and the heating unit placed in the utility room. The utility room, next to the kitchen, opens to the basement, garage and rear yard while a side door is convenient for kitchen deliveries.

The central hall which connects the kitchen to the bedroom area has been widened to provide a storage cabinet 9'-6" long and closets for linen, coats, vacuum cleaner, sewing machine, etc., on the opposite wall. A coat closet opens in the vestibule and twin closets are placed in each bedroom.

High bedroom windows in front leave unbroken wall space for furniture. The roof is flat with pitch and gravel roofing on 1" rigid insulation. The exterior is finished with wide siding and the front has a raised planting area.

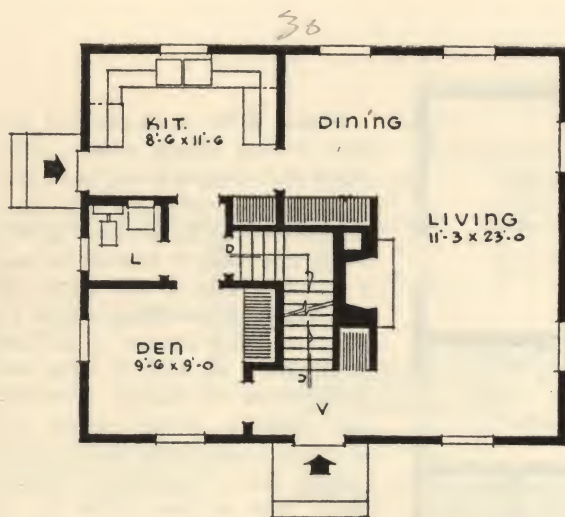
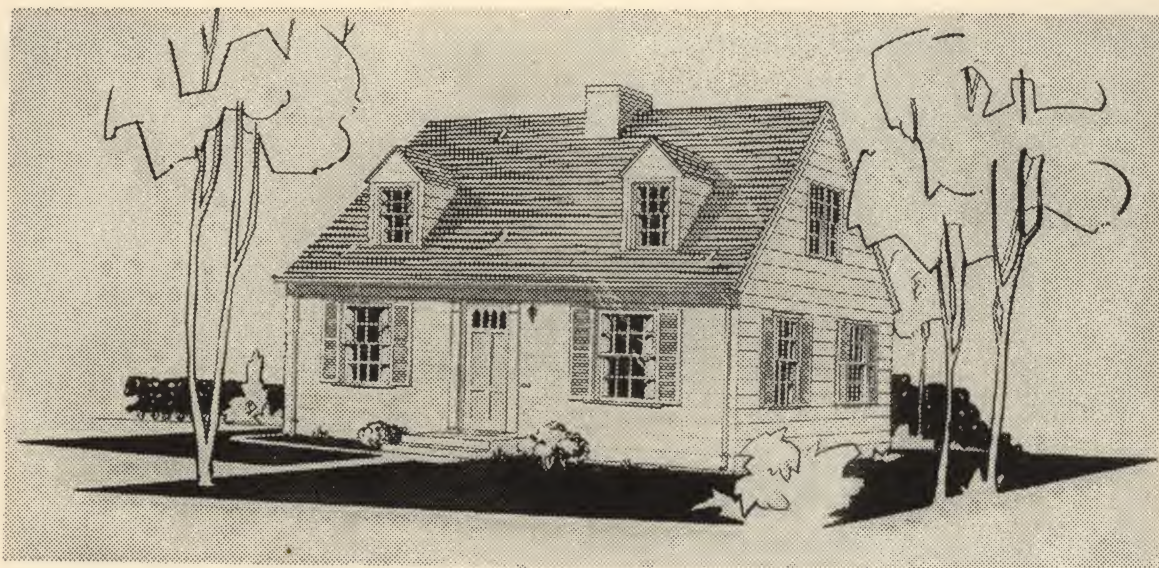
977 sq. ft.
16,292 cu. ft.



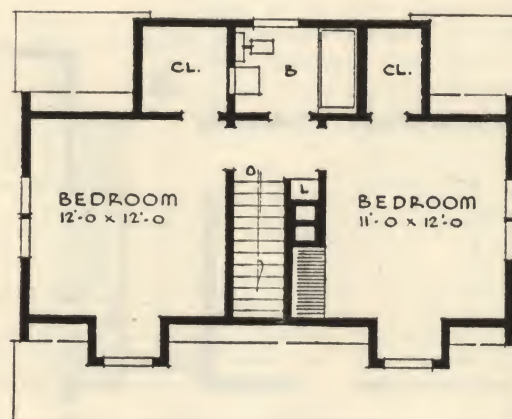
Design B-29. A feature of this plan is the dining alcove which forms an L-shaped living room, providing cross ventilation and light and increasing the livability of both areas. The house is entered through a vestibule with a coat closet, the roof overhang providing shelter for the door. The kitchen is arranged to eliminate unnecessary steps with ample space for dining. A convenient closet is placed at the rear entrance to the kitchen. The bedrooms have generous wardrobe space, with a linen closet in the hall. The house is set close to the grade and the low roof lines and large windows give a pleasing appearance. The exterior is finished with siding, the roof with asphalt shingles and the plans call for insulating walls and ceiling. The dimensions are 32' wide and 26' deep with a full basement.

905 sq. ft.
18,281 cu. ft.

*This Plan Plan
Best.*



· FIRST FLOOR ·



· SECOND FLOOR ·

Design D-26. A Cape Cod cottage with unusually large rooms in a small area. The exterior is finished with wide siding, although shingles may be substituted, and the roof is covered with asphalt shingles.

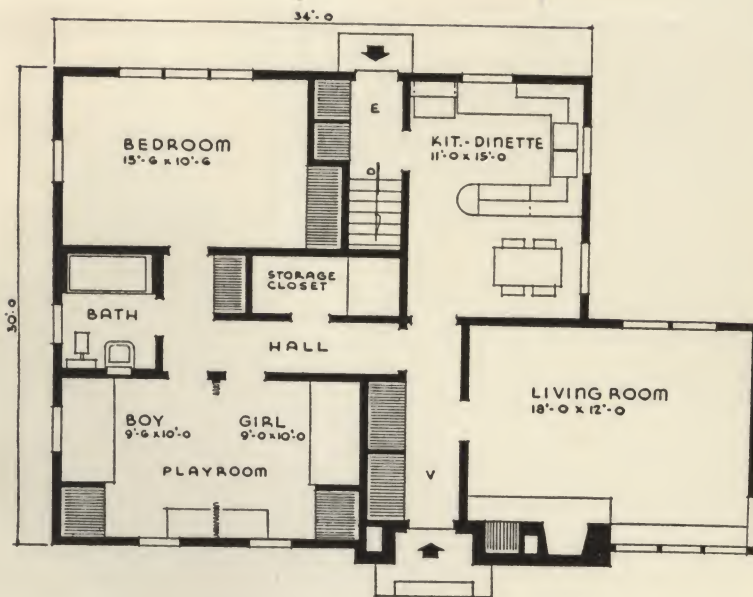
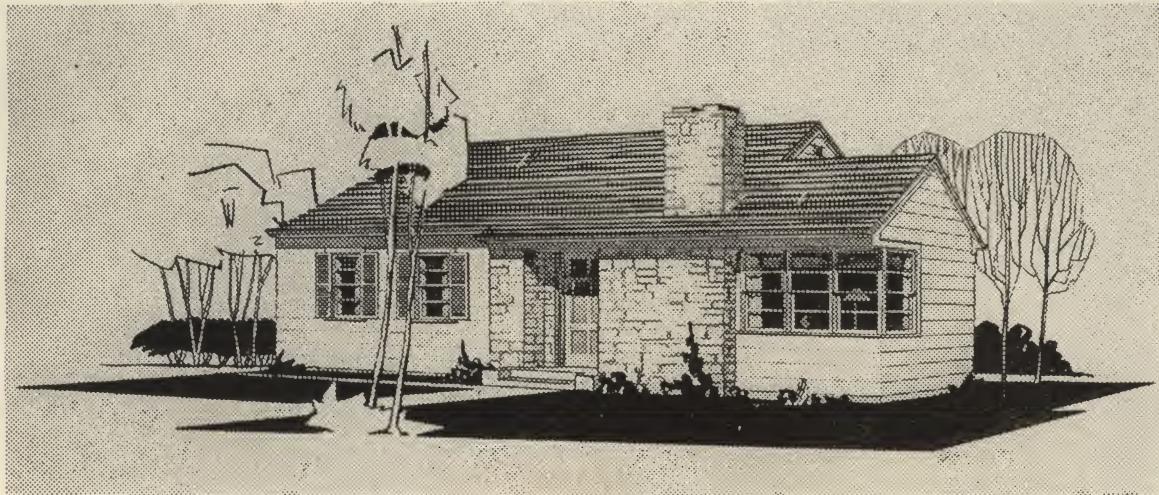
Use of small dormers on the second floor makes it possible to keep the roof lines low and give

cross ventilation in the bedrooms. To the left of front entrance, a small room, with wardrobe, can be used as den, bedroom or office, and is arranged for easy access from either living room or kitchen and convenient to the lavatory.

The kitchen cabinets are well arranged for efficiency, with ad-

joining dining space as part of the living room. Two large bedrooms and bath on the second floor complete the plan, which has generous closet space on both floors. The overall size is 30'x24' with a full basement.

720 sq. ft.
16,880 cu. ft



Design C-40. The outstanding feature of this plan is the closet space it provides. The front entrance vestibule has coat and storage closets, the rear entry has broom and coat closets and in the bedroom hall a linen cabinet and a storage closet for sewing machine, etc. Each bedroom has ample wardrobe space. The two children's bedrooms, each with its own closet, bed and desk, can be opened into a daytime playroom by means of folding doors.

The living room has a three way view with a cabinet built in under the corner windows and a book case beside the fireplace with a wood box underneath.

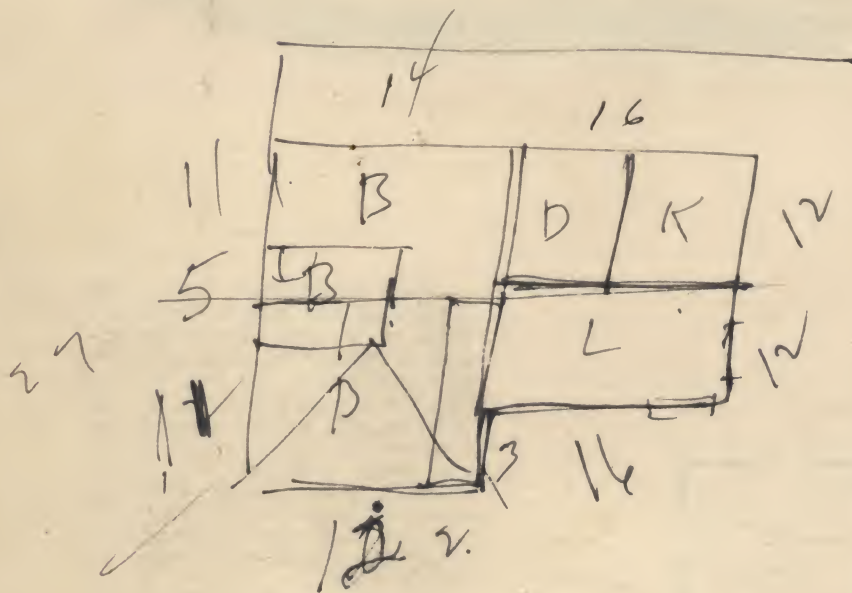
The kitchen-dining room is divided by counter and cupboards, has ideal light and cross ventilation, and is directly connected to the front entrance.

Construction is of frame with a brick or stone veneer entrance and chimney. The balance of the exterior is finished with wide siding or shingles and asphalt shingle roofing.

Overall dimensions are 44'-6x30' with a full basement.

1193 sq. ft.

24,384 cu. ft.



30